

UPPER THANE

MOVE UP

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Thane is transforming.

Across the world, urban living in great cities is witnessing a transformation that has impacted the way we live, work and play. Responding to the ever-changing demands of cities bursting at the seams, the need for evolved and enriched lifestyles, dynamic new urban neighbourhoods, and ecosystems built around nature with ample open spaces and recreational opportunities, is being felt now more than ever. The Upper East Side in New York City, Dempsey Hill in Singapore, and Notting Hill in London are examples of urban neighbourhoods that have more than transformed the lives of the people who inhabit them.
They have come to redefine the very areas that created them.

Today, Thane is poised to take its rightful place in this urban revolution with the creation of a neighbourhood unlike any seen before – Upper Thane. Planned and designed to the last detail, with the finest contemporary comforts organically integrated into a lush forest habitat, offering international-standard air quality, and perfectly located less than a 20-minute drive from the centre of Thane (Viviana Mall, Jupiter Hospital, Majiwade Junction), this exceptional development spread over 150 acres holds the promise of an impeccably planned, efficient, and culturally vibrant neighbourhood. Conceived and executed by India's No.1 real estate developer, the Lodha Group.

With the creation of this unique development – an urban residential neighbourhood set in a forest habitat, offering a lifestyle designed for forward-thinking citizens, Lodha is set to transform the way Thane will live, forever.

The buzz, the pace, the hotspots of Thane. Just minutes away from your serene forest habitat.

Step out, and within minutes you are in the pulsating centre of a vibrant metropolis. Revel in the many celebrated leisure hotspots that Thane is noted for - buzzing malls, multiplexes, amusement parks, lakes, and a lively centre for the performing arts, all at your disposal.



Stylish malls and multiplexes like Viviana, Korum and R Mall

Over 60 schools and colleges, including reputed international schools like Singhania School, Billabong International School, Euro Kids and Lodha World School

15 multi-specialty hospitals including Jupiter, Vedant, Bethany and Hiranandani

2 botanical gardens

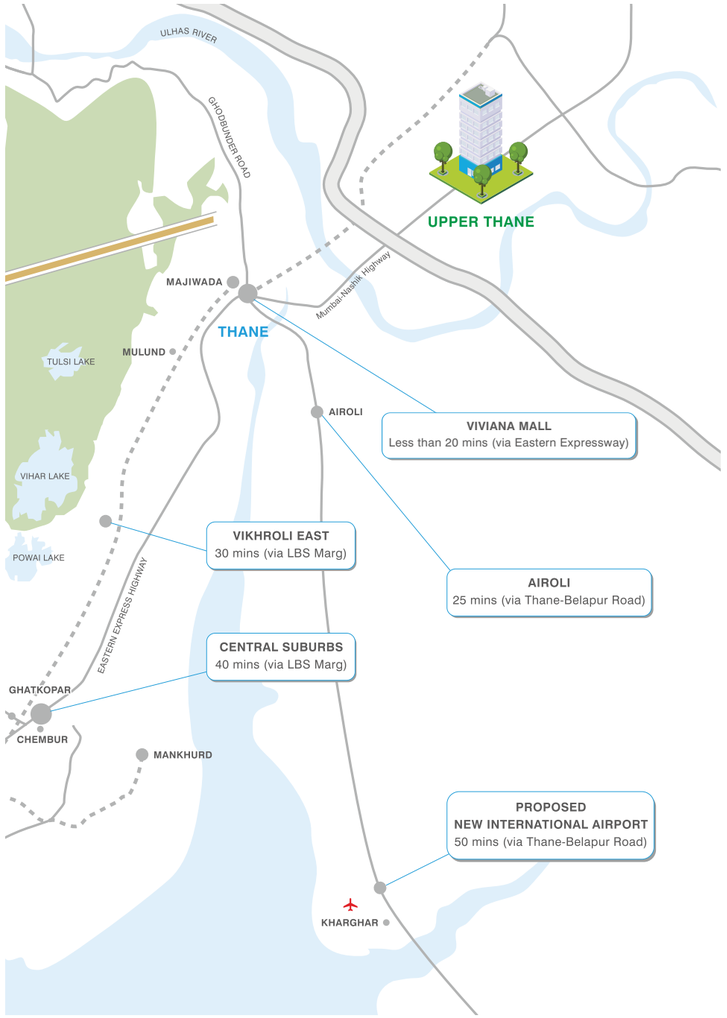
Amusement / Theme parks

A vibrant performing arts centre



The perfect setting for Thane’s rarest living experience.

Located less than a 20-minute drive from the centre of Thane (Majiwade Junction, Viviana Mall, Jupiter Hospital), Upper Thane offers excellent connectivity, that can only improve with time.



Access from the 6-lane Mumbai-Nashik Highway

Easy accessibility to Thane railway station with complex bus service^

Upcoming Thane-Kalyan Metro line will ensure seamless connectivity

Upcoming IT set-ups such as the TCS Campus, spread across 2 million sq.ft., providing an opportunity for over 30,000 jobs in Thane, within close proximity

Remarkably well-connected, with a maximum time of one hour to reach any commercial hub in Mumbai

Exceptional civic infrastructure and environment-sensitive planning

Less than a 20-minute drive from Thane's finest malls, entertainment hotspots, hospitals and schools





Presenting Upper Thane: contemporary living in an urban forest.

Imagine living close to the urban environs of Thane while celebrating nature in its most pristine form, a natural forest. Spread over 150 acres with more than 80% devoted to open spaces, Upper Thane is home to hundreds of trees and the purest air in Thane, allowing you to live amidst nature and enjoy life's simple pleasures such as walking in the fresh outdoors. Nestled amidst lush woods and open grasslands, Upper Thane comes with a landscape that presents nature in its myriad forms - groves of trees, grasslands, fragrant gardens, and many such natural wonders to uplift your spirit, and provide you with a diverse tapestry of enriching experiences.

Designed by master architect, Hafeez Contractor, and renowned landscape design firm, Prabhakar B. Bhagwat & Associates, Upper Thane's design is based on the concept of an integrated 'walk-to-everything' development – where everything, including a grand club, sports courts, retail and other facilities, is a short 5, 10 or 15 minute walk from your home. Ensuring you never really need to step out of your neighbourhood.

Air Quality Index

Location	AQI
Paris	45
London	45
Upper Thane	63
New York	72
Mumbai Overall	119
Navi Mumbai	122
Delhi	142

Source: aqion.org, independent 3rd party data.





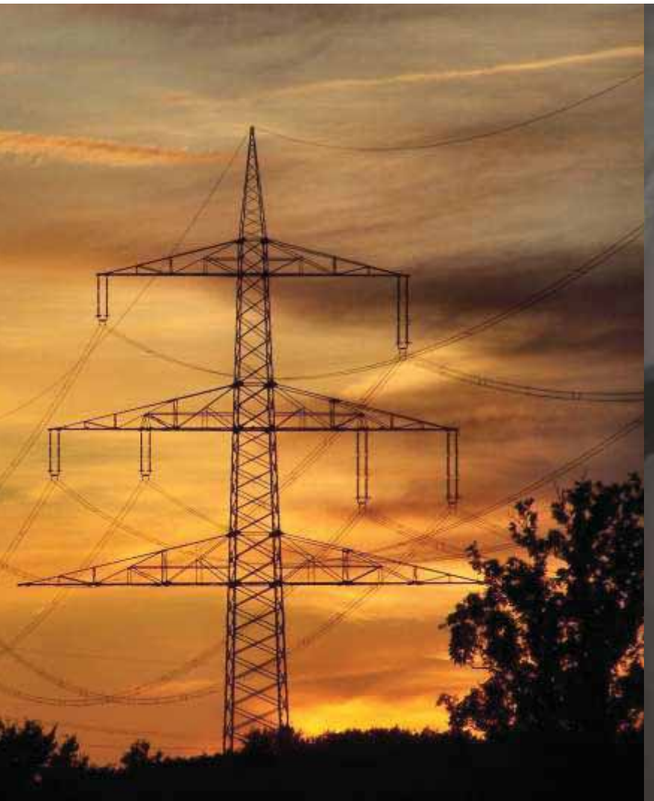
World-class governance. What else did you expect from a world-class development?

Upper Thane will be managed till 2027 by a world-class city governance body that will ensure your development continues to run smoothly and efficiently, and appreciates in value. With a proven track record at Palava, India's first privately planned smart city, this governance set-up comprising eminent city administrators, urban planners, and citizens of Upper Thane, will be responsible for everything from ensuring uninterrupted and stable power and water supply to the concept and implementation of city policies, and providing high-quality and cost-effective services.

24x7 power. Ample water. Multi-tier security. Just some of the things you can take for granted.

At Upper Thane, every detail, big and small, has been taken care of. Best-in-class security systems ensure peace of mind, 24x7. There is CCTV monitoring round the clock. Access to your tower entrance lobby is secured. And vehicle entry is carefully monitored through electronic control. For added security, every residence is equipped with an intercom system.

Best-in-class 3-tier security system with:
Intercom for each residence
Secured access to the entrance lobby
24x7 CCTV monitoring of key areas
Power back-up generators ensure power 24x7^
Ample water supply^







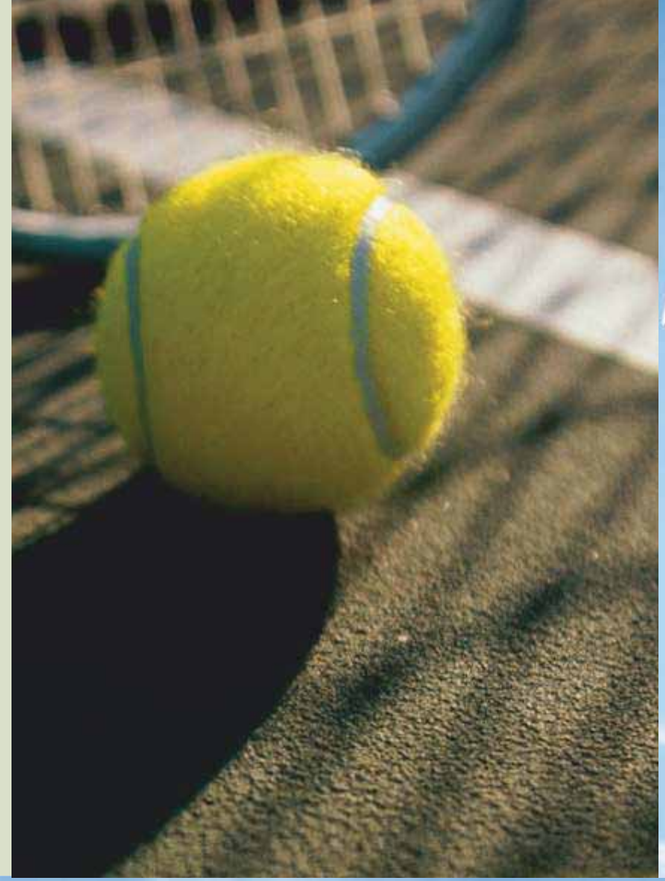
There are many ways to stay fit: play tennis, cricket, football, or climb a tree.

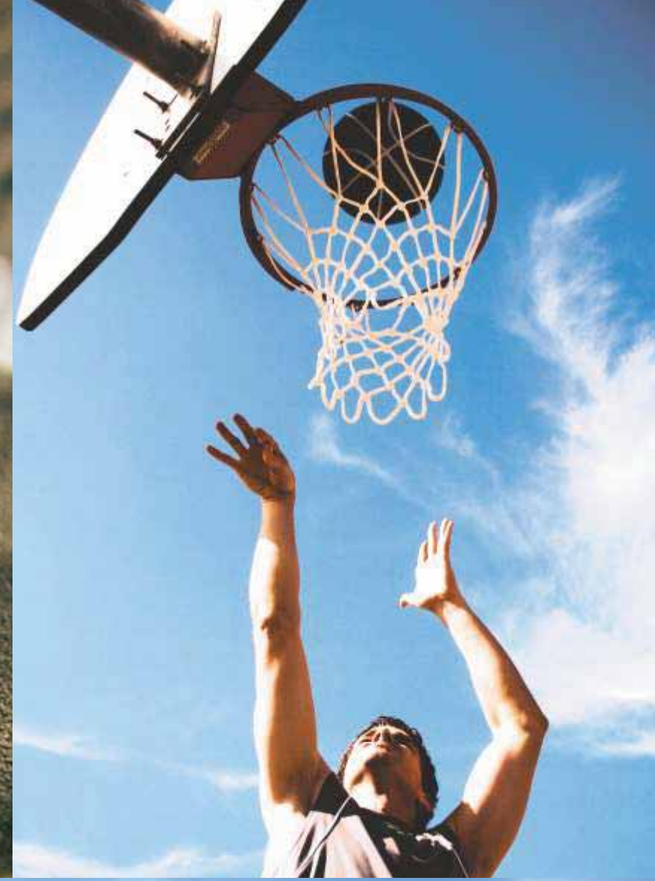
Living at Upper Thane ensures you enjoy a fit and healthy way of life. There are several avenues to keep yourself fit and active. Choose from multiple sports courts, go for a brisk jog, or simply enjoy a refreshing walk in the company of nature.

Upper Thane also offers its citizens all the joys of living life at their own pace. Quiet walkways for a leisurely stroll, a serene temple to connect with your spiritual side, lush woods and open grasslands for some quiet time.

Sports facilities that benchmark the world's finest:

Cricket ground
International standard football ground
Athletics track
Tennis courts
Basketball courts







Grand clubhouse:
the lap of luxury, and nature.

At Upper Thane, you enjoy the finest contemporary lifestyle with the timeless appeal of nature. Here, all the luxuries of a resort have been sensitively woven into the landscape, including a grand clubhouse.

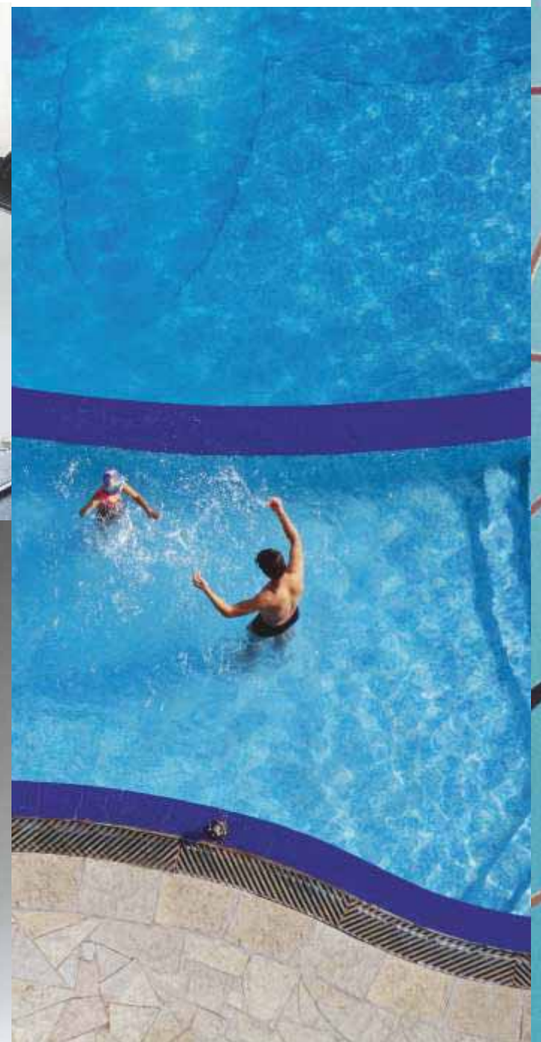
Choose a pool for a refreshing swim or exercise your wits with a game of chess. Sit back and watch the latest blockbuster or get your adrenaline pumping at the gym. Or, host the most talked-about parties at the elegant party venue.

20,000 sq. ft. clubhouse with world-class amenities:

- State-of-the-art gymnasium
- Indoor badminton court
- Indoor games area with table tennis, carrom, chess & snooker
- KidzFun – the grand indoor children's play area and crèche
- Cinema & auditorium with a capacity of 50+
- Party halls
- Three swimming pools
    - Half Olympic-length pool for active swimmers
    - Semi-covered pool for ladies and kids
    - Kids pool









ICSE school, retail, medical facility and a serene temple. Every need addressed, at one address.

Upper Thane will have its own ICSE[%] school focusing on the all-round development of your child, balancing scholastic lessons with extracurricular activities such as sports and performing arts. The school will offer well-designed classrooms, outdoor areas for physical education, a fully-equipped lab, and a well-stocked library amongst other facilities. The teachers, well-versed in child psychology, will nurture and mentor your child in every aspect of their development.

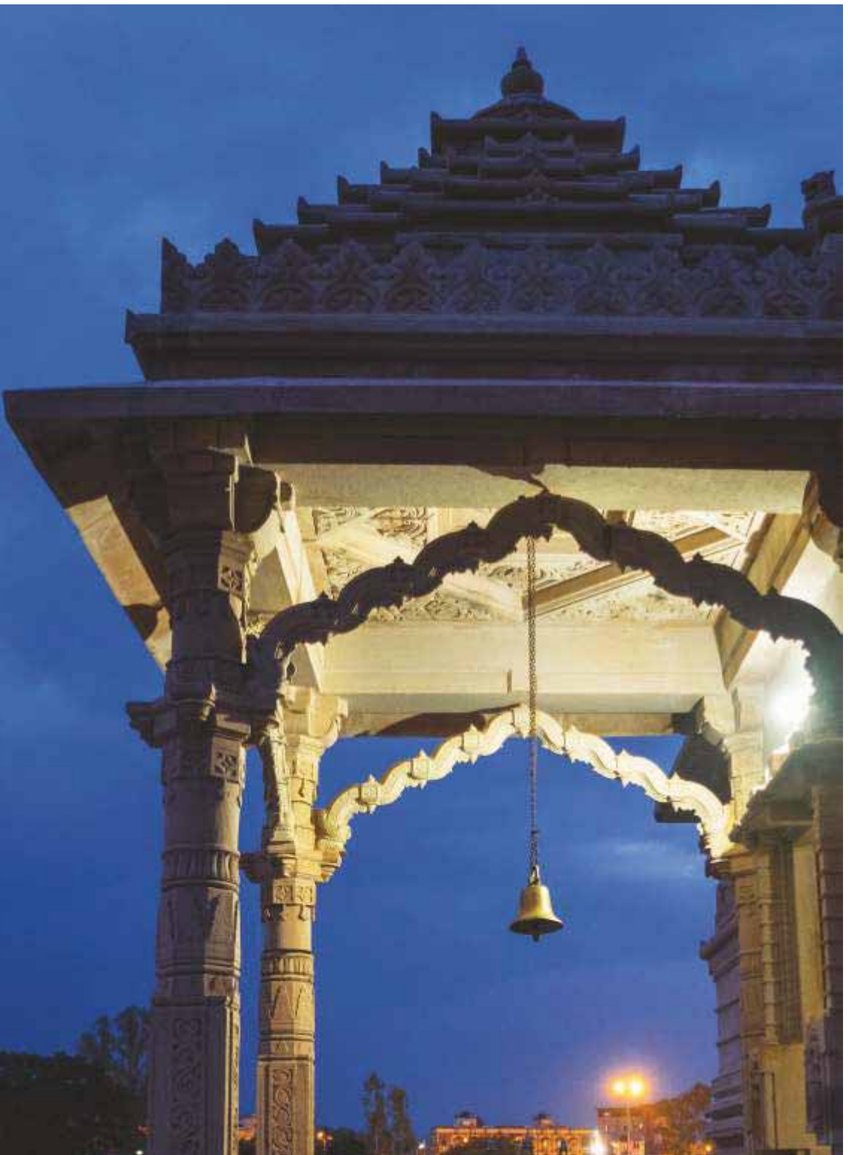
While Upper Thane's natural surroundings and bracing air will go a long way in keeping its residents fit and healthy, a modern and well-equipped medical facility is at hand, should they ever need it.

Top brands will provide retail therapy at its finest.

And with a shrine devoted to Lord Ganesha, every aspect of a well-rounded life, including the spiritual, has been taken into consideration.



ICSE school
Primary medical care services
Grand Ganesha temple
Quality retail
Convenience store







Upper Thane: the ideal climate for business too.

With different employment opportunities, Upper Thane is all set to become the ‘job hub’ of the future. It offers companies the incredible opportunity to set-up and grow, with minimal investment. The lower operating costs and affordable real estate will help businesses save more, and profit more. And with employees living a short walk away, there will be a considerable saving in transportation and fuel costs.





The towers:
modern marvels embedded in a forest.

With meticulous planning and flawless execution, the towers at Upper Thane surpass every expectation. Sensitively interwoven into a natural forest expanse with a drop-off on one side and green walkways on the other, the towers have been designed to bring in plenty of natural light and fresh air. The residences within are thoughtfully planned and finished to the highest level of detail, cocooning you in luxury and comfort.



Grand entrance lobby
with the finest finishes

Designer floor lobby

2 hi-speed elevators
(including one stretcher elevator)
from Otis/Schindler/Kone**

Toilet/shower facilities for house help.

DG power back-up for common area lighting,
elevators and water supply system

Provision for fibre-optic (FTTH) and
Direct-to-Home TV (DTH) connectivity, providing
hi speed internet access^





Your residence: because your family deserves only the best.

Designed by world-renowned master architect, Hafeez Contractor, each residence comes with views of the garden or the tree-lined avenue. Select residences also offer enchanting views of the meandering Ulhas river. Your residence is a private haven set within a forest. Spacious, well planned and air-conditioned, each exudes impeccable style, and comes with the finest fitments and finishes.

1, 2 and 3 bed apartments

Each residence comes with views of the garden/tree-lined avenue, while select residences offer mesmerizing views of the Ulhas river

Optimal utilization of space

Fully air-conditioned homes with split A/C*

Tall windows for maximum light and ventilation

Select residences with grand sun-decks

Marbital© flooring** for living, dining, passage and bedrooms

Kitchen with granite platform, high-end stainless steel sink, and premium vitrified tile flooring

Designer bathroom finished with CP fittings from Jaquar/Kohler/Isenberg** and sanitaryware from Kohler/Roca** and designer tile dado

Separate utility area in each apartment

Separate wardrobe area in bedrooms

Select Gardenia residences come with private gardens







Views & Master Plan

Themed garden



International standard cricket ground



International standard football ground



Views & Master Plan

UPPER THANE

MOVE UP



LEGEND

1. ENTRANCE
2. TRANSPORT HUB
3. INTERNAL DRIVEWAY
4. WATER STREAMS
5. CLUBHOUSE
6. CRICKET GROUND
7. LANDSCAPED GARDENS
8. TEMPLE
9. SCHOOL
10. SCHOOL PLAYGROUND
11. FOOTBALL GROUND
12. UNDERPASS / WALKWAY
    (LOCATION SUBJECT TO APPROVAL)



TYPICAL FLOOR PLAN

PLEASE REFER FOR WING A, B, C, D, E, F OF CASA TREETOPS
& FOR WING A, B, C, D, E, F, G, H, I OF CASA GREENVILLE

1 3 BED WITH STUDY

5 1 BED WITH LOBBY

2 1 BED



4 2 BED ULTIMA WITH DECK

3 2 BED ULTIMA WITH DECK

TYPICAL FLOOR PLAN

PLEASE REFER FOR WING A OF CASA ECOPOLIS



TYPICAL FLOOR PLAN

PLEASE REFER FOR WING B & C OF CASA ECOPOLIS



1 BED



2 BED OPTIMA



1 BED WITH LOBBY



2 BED ULTIMA



2 BED ULTIMA WITH DECK





3 BED

3 BED WITH STUDY

DEVELOPER

THE LODHA GROUP

Established in 1980, the privately held Lodha Group is India's leading real estate developer and amongst the world's select multinational real estate developers with presence in India and the United Kingdom. The company is the largest in India by sales for four consecutive years, having clocked over INR 6,400 cr. of net new sales for FY 15-16, making it one of the most profitable companies in the real estate sector.

The company is currently developing around 4.1 crore sq. ft. of prime residential real estate globally with the largest land reserves in the Mumbai Metropolitan Region and has 31 ongoing projects across London, Mumbai Metropolitan Region, Pune and Hyderabad. In FY 2015-16, Lodha Group delivered 6,800 units across projects.

Lodha's vision of 'Building a Better Life' extends across markets with several landmark developments to its credit including World One – the world's tallest residential tower, and Palava City – the first Greenfield smart city in the country. The Group has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Jade Jagger, Kelly Hoppen, Greg Norman and Pei Cobb Freed to India. The Group has recorded the biggest land deal in India till date, buying a plot for INR 4,053 cr. from the Mumbai Metropolitan Region Development Authority (MMRDA) in 2010, where it is developing New Cuffe Parade, a world-class mixed use development set to become the new city centre of Mumbai. The Group has acquired other notable land parcels in Mumbai such as the 88-acre land parcel in the Thane region; the 17-acre Mumbai Textile Mills parcel for ~INR 2,727 cr. from DLF, and the famous Washington House property on Altamount Road from the American government.

In November 2013, the Group extended its international footprint with the acquisition of the landmark MacDonald House at 1 Grosvenor Square in Prime Central London from the Canadian Government for a consideration of over GBP 300 million (INR 3,100 cr.). It was selected as the preferred bidder in the face of serious competition from sovereign wealth funds and leading developers from across the globe. With this acquisition, the Group has set up business in the UK with a planned investment of GBP 3 billion (>INR 30,000 cr.) over the next 5 years and enthused India by its move towards creating an Indian multinational. The Group acquired another premium site in Prime Central London, 'New Court' at 48 Carey Street, taking the combined investment to GBP ~400 million. The group is on target to deliver over 1,000 homes each year from 2017 and is planning a further £3 billion worth of investment in the UK by 2018. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, the Group is on the road to substantial international presence.

Lodha Group is one of the largest corporate entities in Mumbai and one of the largest employers in the MMR, with over 3,800 direct associates and over 25,000 workmen at its sites. It has the largest technical manpower in real estate (1,800+ engineers, 800+ management professionals, 150 designers and architects supporting an 1,800 strong construction management team). The company also comprises of over 550 marketing and sales professionals, supported by 300 customer care representatives. The group is also the largest premier B-school recruiter, having employed over 300 fresh graduates.

Pioneering new trends in the market, the Group introduced CASA 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 world-class corporate offices and large-scale office campuses to signature boutique offices for growing businesses.

Lodha's clean title land, world-class design, excellent execution, differentiated branding and marketing together with energetic on-ground sales have worked well to create the best value for customers. The Group's tremendous success has been marked by financial investments from the finest global long-only investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures. Going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

The Group is committed to investing two per cent of its profits towards corporate social responsibility, focused primarily on education as a transformative tool. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, Lodha Group is on the road to substantial international presence.

PARTNERS:
ONLY THE FINEST TO CREATE THE FINEST.

Architecture

HAFEEZ CONTRACTOR ARCHITECTS

One of India's leading architectural firms, Hafeez Contractor Architects has changed the face of the nation's urban landscape forever. With a commitment to design excellence, efficient delivery, and sophistication in building technology, his firm has to its credit a long and illustrious list of architectural projects including ITC Grand Central and ITC Grand Maratha Sheraton, Infosys Global Education Centre (Mysore), D Y Patil Stadium in Nerul (Navi Mumbai) and the redesigning of Mumbai Airport. The firm has to its credit over 2500 clients and 7.2 billion square foot of ongoing projects in 100 cities and 5 countries.

Landscape Design

PRABHAKAR BHAGWAT ASSOCIATES

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.

The plans, layouts, specifications, images and other details herein are indicative and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings/options may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and / or contract of any type between the developer / owner and the recipient; any sales / lease of any unit in this development shall be solely governed by the terms of the agreement for sale / lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, variance of +/-2% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. Date of Printing: June 2017.

^ to be provided by 3rd party providers on chargeable basis; power reliability of 98%; ample water supply as per govt. norms; # Measured in March 2017; New York has AQI of 72, Paris has AQI of 45 and Mumbai has AQI of 119; * excluding kitchen, toilets and any service areas; ** or equivalent; % - curriculum and school operator may be changed as per discretion of school management

Site: Upper Thane, Near Lodha Dham, Mumbai Nasik Highway, Dist. Thane.

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.