

**Shapoorji Pallonji**  
**VICINIA**

Chandivali - Powai





# About Shapoorji Pallonji

## Built to last, since 1865... The Shapoorji Pallonji global footprint

**Integrity** **Honesty** **Transparency**

Creating landmarks for  
over 150 years

16 group companies  
Over 220 mn. sq.ft  
20.4 mn. sq.m)  
constructed in India

Global presence  
in over 60 countries

A strong employee base  
of over 69,000 people from  
40+ nationalities

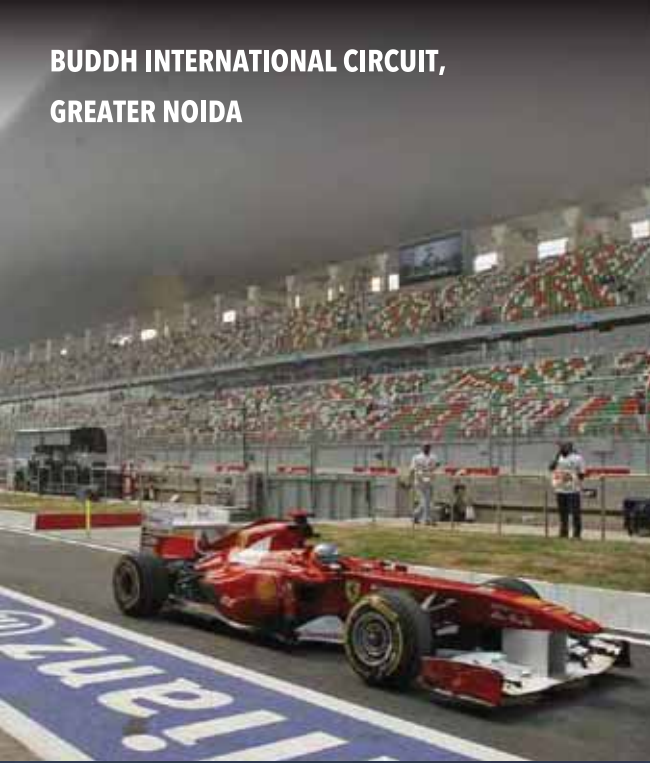


# Shapoorji Pallonji Group

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**BUDDH INTERNATIONAL CIRCUIT,  
GREATER NOIDA**



**THE IMPERIAL,  
MUMBAI**



**PALACE OF  
SULTAN OF OMAN**



**NAD AL SHEBA RACECOURSE,  
DUBAI**

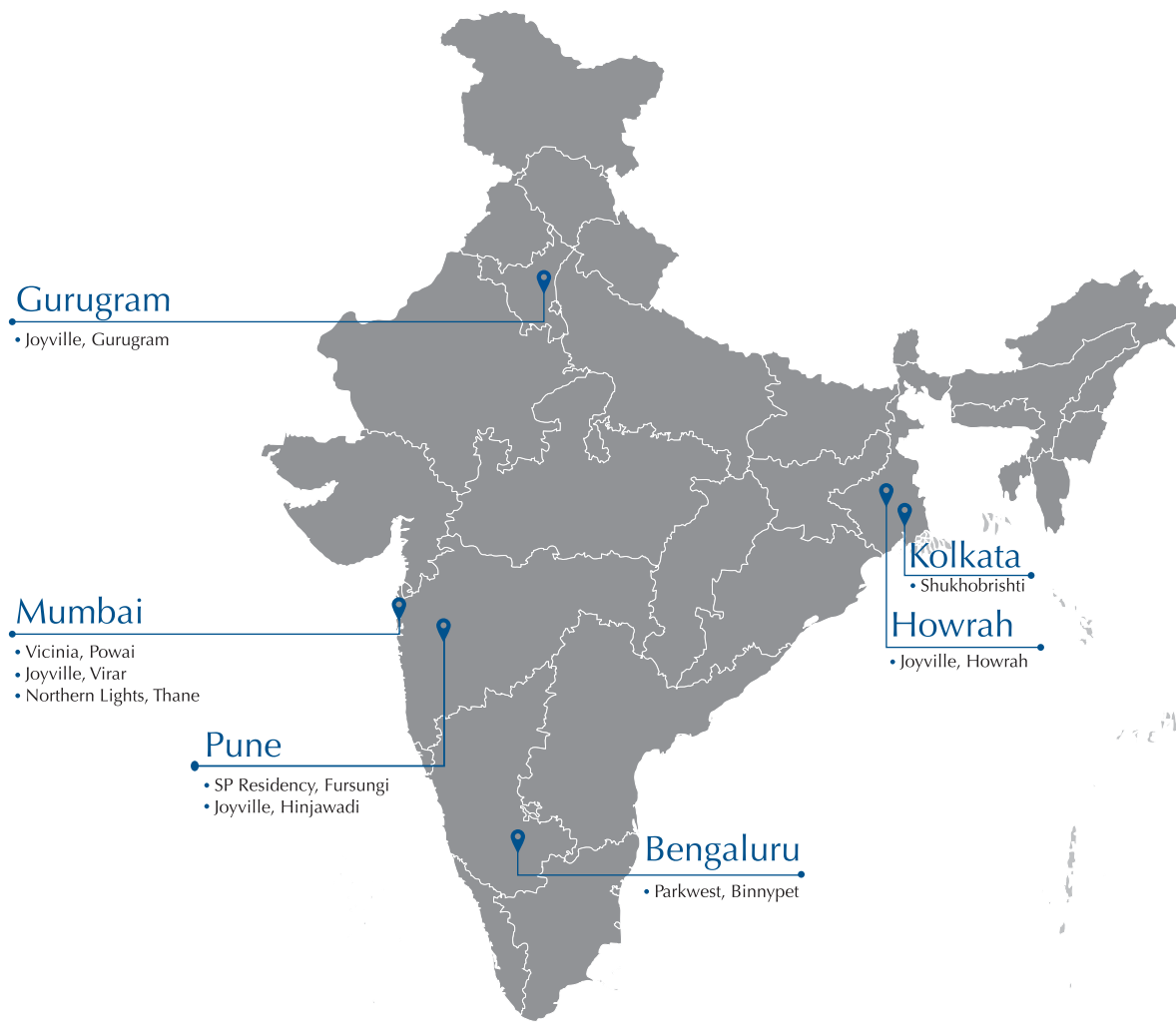


**WORLD TRADE CENTRE,  
MUMBAI**



**IT PARK,  
GURGAON**





# We are growing faster than ever

Current footprints across India



**Chandivali,  
a Powai in the making**



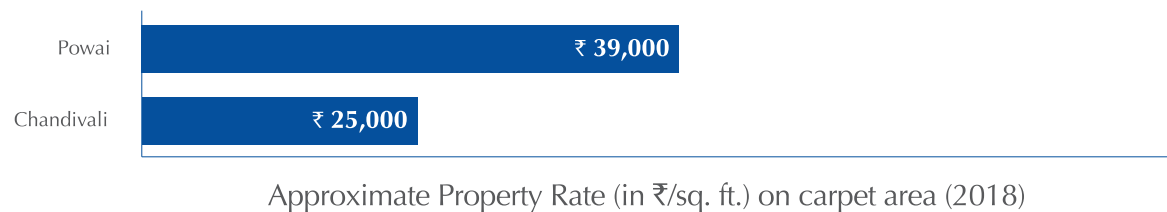
# Price trends in Chandivali

The rapid urbanisation of Mumbai has spilled over to the suburbs like Chandivali, Chembur, Ghatkopar, etc. Chandivali has seen rapid real estate development and demand as a result of Powai's growth as a tech hub and residential micro-market. Chandivali has excellent location (right next to Powai), ample greenery and open spaces, lower property rates as compared to Powai, whilst enjoying the same civic infrastructure. Chandivali has seen considerable appreciation in residential property prices in less than a decade.

**The average market price of residential properties in the radius of Chembur, Chandivali, Ghatkopar, Andheri (East) and Powai was ₹8,038/sq. ft. in 2007.**



Source - Data (indicative), taken from magicbricks.com; 99 acres.com, from multiple research reports and news info.



Source - Propequity

# Live Larger than Life!

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Vicinia is located near the picturesque Chandivali film studio (close to Powai) and is nestled amidst 6.7 acres\* of fantastical landscapes comprising of residential towers offering 2 BHK, 3 BHK and 3.5 BHK apartments.

Welcome to the residential development that is planned for your leisure, business and lifestyle needs, with malls, schools, hospitals and restaurants in close proximity.

Say “hello” to the good-life!



6.7 ACRES\* PLOT



2, 3 & 3.5 BEDROOM  
RESIDENCES



FULLY-EQUIPPED  
CLUBHOUSE



WORLD-CLASS  
AMENITIES

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\* 6.7 acres includes land surrendered for Municipal garden, proposed DP road and amenity space handed over to MCGM.



**When at Vicinia,  
no place is far away**

# Advantages of living in Chandivali

Chandivali enjoys a tremendous strategic advantage of proximity to vital social and civic infrastructure. Restaurants, malls, cafes and social hangouts are within a radius of 1 km to 2.5 km. A proposed road coming up next to Vicinia will seamlessly connect Vicinia to Powai and bring the distance down to less than a kilometre.

**1.8 km** from JVLR / Powai lake promenade    **2.7 km** from Saki Naka metro rail station  
**4.7 km** from international airport    **5.8 km** from Eastern Express Highway    **7.4 km** from Western Express Highway

Nahar Medical Center	1.5 km
Powai Police Station	1.7 km
Bombay Scottish High School	2.2 km
D-Mart	2.6 km
Galleria Shopping Mall	2.7 km
Meluha Hotel	2.7 km
MISB Bocconi	3.1 km
ICFAI Business School	3.3 km
Hiranandani Hospital	3.4 km
R-City Mall	5.7 km



Distances are indicative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities. Source: Internet



**A lifestyle that comes with  
lavish indulgences**

# Welcome to the tranquil spread

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Surrounded by the best of amenities, Vicinia offers the best of lifestyles. Explore spaces for health, sports and leisure, perfectly placed amidst bountiful greens. From wide open spaces, health and sports centres, leisure spaces, to banquets and more, Vicinia is a confluence of culture, entertainment and sports.

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**It's Grand. It's Plush. It's Vicinia.**







Image for representational purpose only

Multipurpose Court



Image for representational purpose only

Gymnasium



Artist's impression

Club House

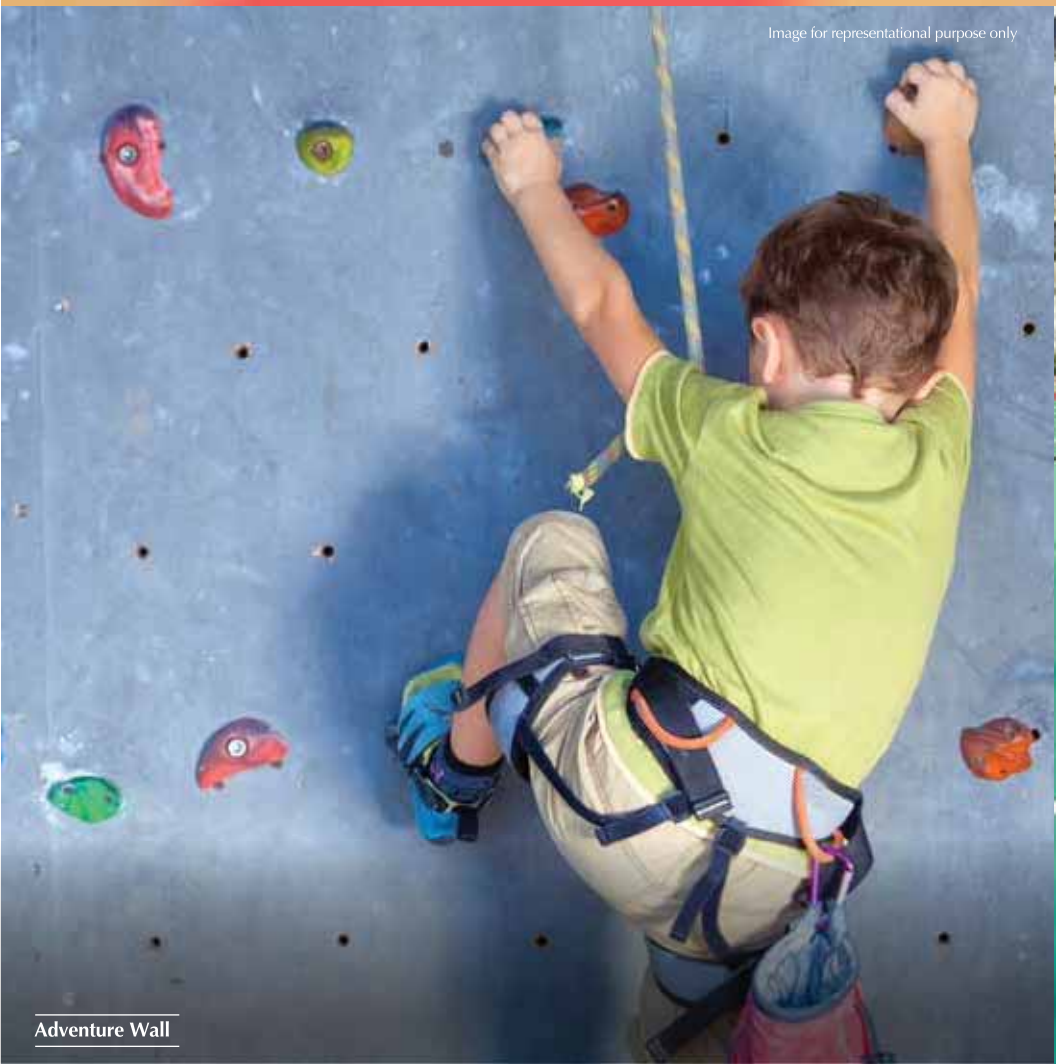


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Box Cricket



Squash Court



Adventure Wall



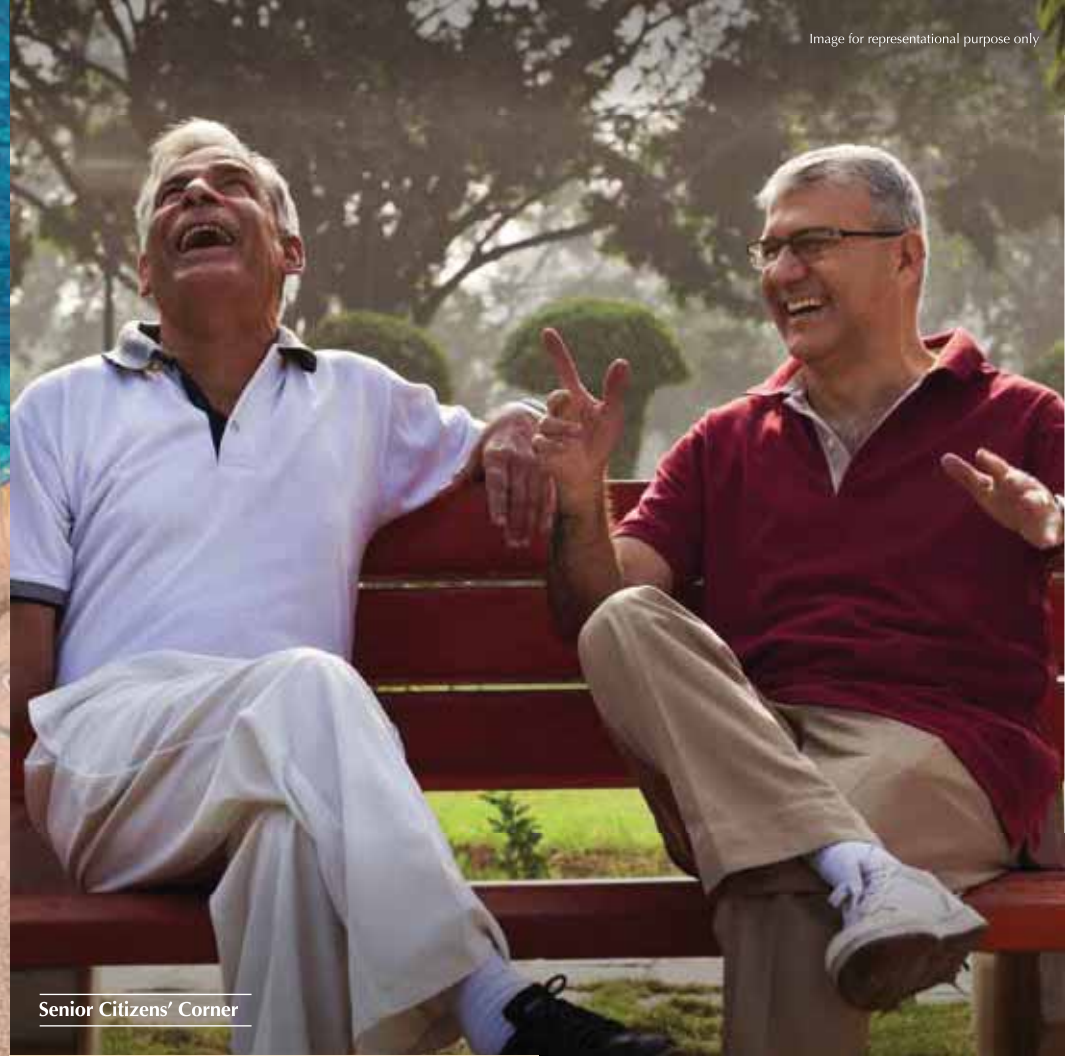
Tennis Court

Image for representational purpose only



Swimming Pool with Kids' Pool

Image for representational purpose only



Senior Citizens' Corner

Image for representational purpose only



Kids' Play Area

Image for representational purpose only



Cycling & Jogging Track

Image for representational purpose only

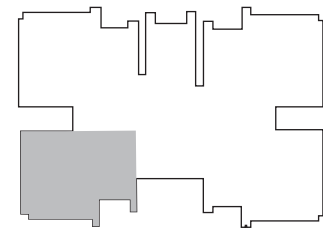


Skating Rink



**Where Space is not a constraint**

# 2 BHK Optima Typical Plan (Tower G & H)

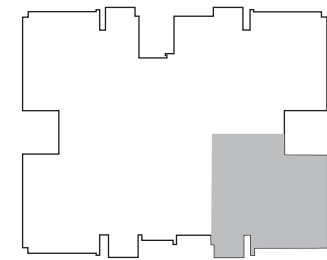


Club View

**RERA CARPET AREA\***

62.33 sq.m (670.92 sq.ft)

# 2 BHK Premium Typical Plan (Tower C, D, E & F)



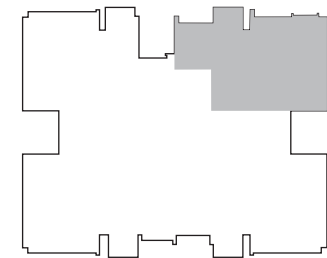
RERA CARPET AREA*	BALCONY AREA
77.9 sq.m (839.38 sq.ft)	4.4 sq.m (48.33 sq.ft)

**Note:**

- Tower E 04 Series: Floor 7,14 = Refuge Area
- Tower F 02 Series: Floor 7,14 = Refuge Area

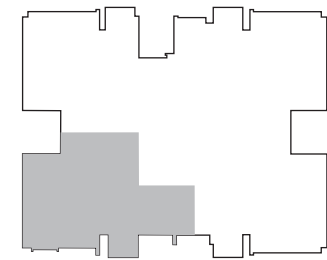
Products, features, furniture, floor coverings, light fittings, furnishing, pictures, images & etc. shown in these Floor / Unit plans are shown as illustrations and for reference only. \*RERA carpet area subject to variation as per terms mentioned in agreement of sale.

# 3 BHK Premium Typical Plan (Tower C & D)



RERA CARPET AREA*	BALCONY AREA
89.9 sq.m (967.68 sq.ft)	4.4 sq.m (48.33 sq.ft)

# 3 BHK Grand Typical Plan (Tower C, D, E & F)



RERA CARPET AREA*	BALCONY AREA
94.7 sq.m (1019.57 sq.ft)	4.4 sq.m (48.33 sq.ft)

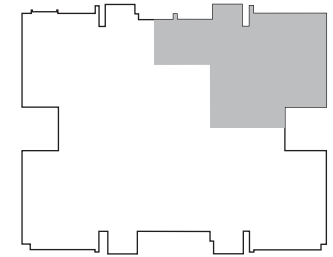
**Note:**

- Tower C, D, E, F RERA Carpet Area for 01 Series: Floor 9,15,19 = 95.3 sq.m (1026.24 sq.ft)
- Tower C, D, E, F RERA Balcony Area for 01 Series: Floor 9,15,19 = 10.3 sq.m (111.73 sq.ft)
- Tower F RERA Carpet Area for 01 Series: Floor 7 = 106.47 sq.m (1146.04 sq.ft)
- Tower F Balcony Area for 01 Series: Floor 7 = 4.4 sq.m (48.33 sq.ft)

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# 3 BHK Grand Typical Plan (Tower E & F)



RERA CARPET AREA*	BALCONY AREA
94.09 sq.m (1012.78 sq.ft)	4.4 sq.m (48.33 sq.ft)

**Note:**

- Tower E 03 Series: Floor 7,14 Not Available

Products, features, furniture, floor coverings, light fittings, furnishing, pictures, images & etc. shown in these Floor / Unit plans are shown as illustrations and for reference only. \*RERA carpet area subject to variation as per terms mentioned in agreement of sale.

# 3.5 BHK Typical Plan (Tower A & B)



RERA CARPET AREA*	BALCONY AREA
140.1 sq.m (1508.57 sq.ft)	12.6 sq.m (136.27 sq.ft)

**Note:**

- Tower A RERA Carpet Area for 01 Series: Floor 5,13,17 and 02 Series: Floor 9,15,19 = 140.8 sq.m (1515.68 sq.ft)
- Tower B RERA Carpet Area for 01 Series: Floor 9,15,19 and 02 Series: Floor 5,13,17 = 140.8 sq.m (1515.68 sq.ft)

Products, features, furniture, floor coverings, light fittings, furnishing, pictures, images & etc. shown in these Floor / Unit plans are shown as illustrations and for reference only. \*RERA carpet area subject to variation as per terms mentioned in agreement of sale.

# Specifications - Tower A & B

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## Structure:-

- Earthquake resistant structure (Seismic Zone III compliant)
- Mix of RCC and block masonry

## Plastering Painting & Polishing:-

- Internal walls in block work smoothly finished with gypsum plaster with plastic emulsion paint finish
- Interior walls & ceiling finished with plastic emulsion paint
- Exterior walls finished with textured paint
- Deck area ceiling to be finished with exterior paint

## Flooring:-

- Italian marble or equivalent for living, dining, passages and master bed room
- Italian marble or equivalent for bedroom, kids bedroom and other bed rooms
- Premium quality vitrified tiles matching Italian marble for kitchen flooring
- Italian marble flooring in master bedroom toilet, premium quality antiskid vitrified tiles in other toilets
- Anti-skid vitrified tiles with wooden finished look in deck area
- Anti-skid vitrified tiles in the utility area

## Toilet:-

- Italian Marble vanity with counter top wash basin in all the toilets
- Sanitary ware (wash basin, EWC) in all toilets of repute make
- Bathroom CP fittings (Shower Mixer, Health Faucet and other CP fittings) of repute make
- Geysers / hot water system and exhaust fan in all toilets

## Kitchen/Utility:-

- Premium quality Modular Kitchen (without kitchen appliances)
- Granite platform with high end stainless steel sink with drain board Dado upto 2'0" above platform
- Adequate Electrical Points for Kitchen appliances
- Exhaust Fan in Kitchen
- CP fittings of repute make
- Gas Leak Detector
- Piped Gas Provision

## Doors:-

- Main Door - Red Miranti frame with elegant flush door shutters finished with veneer
- Other Internal Doors - Red Miranti frame with elegant flush door shutters finished with veneer finish
- Toilet Doors - Flush door with laminate on inside and veneer on outside
- Good quality brushed steel hardware of repute make

## Electrical:-

- Concealed electrical wiring in apartments with ISI marked copper wires
- Adequate Electrical Points of branded modular switches and sockets of repute make
- Split A/C in living / dining and all bedrooms
- Points for TV, telephone and internet provision in all bedrooms & living room
- ELCB for each apartment
- Video Door Phone (VDP) with integrated intercom at the entrance to the apartment

# Specifications - Tower A & B

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## Windows:-

- Powder Coated Aluminum sliding doors/windows with clear glass and granite/marble still

## Railing:-

- SS handrail or equivalent with safety glass for Balcony Railing

## Common Areas:-

- Entrance lobby; polished granite and Italian marble flooring with cladding, plastic emulsion or acrylic or texture paint on ceiling
- Vitrified tiles and granite combination in the typical lift lobby (all levels) and vitrified tiles in typical lift lobby (terrace) plastic emulsion or acrylic or texture paint on ceiling
- Staircase flooring upto first floor in polished granite and plaster finish with acrylic or emulsion paint. Upper floors flooring with kota stone and plaster finish OBD with kota skirting
- Servant's toilet flooring with anti-skid tiles, and ceiling plaster finish with OBD
- Smoke Detectors / Heat Detectors, Sprinklers, Fire Hydrants and Extinguishers in designated common areas as per norms
- Elevators (including 1 stretcher elevator for each tower) from reputed make
- DG power backup for common areas and critical loads
- CCTV coverage of designated common areas

## Fire Safety:-

- All lift lobbies & common corridors will have sprinkler system
- Fully automatic fire protection system
- Fire hydrant and sprinkler at each floor as well as car parking areas in the basement & stilt on the ground floor, including external yard hydrants as per norms

## Environment Conservation:-

- Sewage effluent shall be treated and the treated water shall be used for flushing and landscaping
- OWC - Organic Waste Converter would convert all organic waste to manure which will be used for landscaping
- IGBC certification for reducing the consumption of energy, water and materials to ensure improvement of public health, safety and environment

# Specifications - Tower C, D, E, F, G & H

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## Structure:-

- Earthquake resistant structure (Seismic Zone III compliant)
- Mix of RCC and block masonry

## Plastering Painting & Polishing:-

- Internal walls in block work smoothly finished with gypsum plaster with plastic emulsion paint finish
- Interior walls & ceiling finished with plastic emulsion paint
- Exterior walls finished with textured paint
- Deck area ceiling to be finished with exterior paint

## Flooring:-

- Italian marble or equivalent for living, dining, passages and master bed room
- Vitrified flooring in kids bedroom and other bedroom
- Vitrified flooring in kitchen
- Anti-skid vitrified tiles flooring in all toilets
- Anti-skid vitrified tiles with wooden finished look in deck area
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## Toilet:-

- Granite vanity with counter top wash basin in all the toilets
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- Gas Leak Detector
- Piped Gas Provision

## Doors:-

- Main Door - Red Miranti frame with elegant flush door shutters finished with veneer
- Internal Doors - Red Miranti frame with elegant flush door shutters finished with premium laminate finish
- Toilet Doors - Flush doors with laminate on both sides
- Good quality brushed steel hardware of repute make

## Electrical:-

- Concealed electrical wiring in apartments with ISI marked copper wires
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# Shapoorji Pallonji Real Estate

Site Address: Saki Powai Road, Chandivali, Andheri East, Mumbai 400 072.

MahaRERA Registration Number: P51800002564 | For details, visit: <http://maharera.mahaonline.gov.in>

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