



Piramal  
vaikunth

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naturally  
connected.





# live, grow, thrive.

06	Piramal Group
08	Piramal Realty
10	A return to better living
16	Thane at a glance
20	Piramal Vaikunth at a glance
24	Connect with the earth
30	Connect with community
44	Connect with yourself
62	Piramal Vaikunth Collaborators
64	Contacts

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# Piramal Group.



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From healthcare to information management, financial services, specialty glass packaging and real estate, Piramal Group seeks to create positive impact on the health and happiness of individuals with each endeavour. Our commitment to 'doing well and doing good' has made Piramal an ethically minded business leader both in India and on the global stage.

From its origins in the pharmaceutical industry under the leadership of Ajay Piramal and Dr. Swati Piramal, Piramal Group has developed and consolidated an international business network by partnering with other market leaders committed to creating long-term value. Over the past three decades, Piramal has acquired businesses in numerous growth sectors worldwide. Valued at around USD 4 billion with operations in 30 countries, over 70 percent of company revenues are now generated from international markets. Piramal Foundation, the Group's philanthropic arm, has initiatives in healthcare, education, water and women's empowerment across 19 states of India.

But Piramal's scope never exceeds its grasp on local needs. Committed to actualizing the company's core values—knowledge, action and care—Piramal Realty reaffirms the promise of Piramal Group to affect change on the individual and community levels, making it possible for Indians to realize their potential and to lead vibrant, fulfilling lives.



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## About Piramal Realty

Since 2011, Piramal Realty has aimed to enrich lives by setting new standards for customer centricity, architectural design, quality and safety. Our empathetic engagement with customers guarantees that their needs are continually met and exceeded, ensuring that Piramal Realty homes are places to thrive.

To guarantee that our developments are of the highest calibre, we seek out the most renowned individuals in the real estate sector to serve as stewards of and collaborators for each of our endeavours.

Our Board of Advisors consists of Ajay Piramal, Chairman, Piramal Group; Deepak Parekh, Chairman, HDFC; Nitin Nohria, Dean, Harvard Business School; Robert Booth, former CEO, EMAAR; and Subbu Narayanswamy, Director of Real Estate / Infrastructure practice, McKinsey.

Our commitment to quality has garnered the favour of Warburg Pincus and Goldman Sachs, who recently made investments in Piramal for a stake in its rapidly growing real estate endeavours.

## Knowledge, Action and Care

Piramal Realty is guided by the core values Knowledge, Action and Care, which define us on the individual as well as organizational levels and are an integral part of our philosophy.

*Shaped by our past and collective experience, these values guide us to devise new ways to create positive impact and determine how we engage with others, approach new projects and attend to the needs of real people. Each decision we make as a company is guided by our desire to enhance the daily lives of residents and visitors to Piramal Realty developments and to propel them to productive & fulfilling futures.*



# Piramal Realty.

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# A return to better living.

Piramal Group's legacy of responsible stewardship for individual and community growth is reignited in its development arm, Piramal Realty.

Now, Piramal Realty reaffirms its promise to help individuals across India lead happier, healthier, more productive lives with Piramal Vaikunth, a new community for holistic living in the heart of Thane.

A refuge from the urban grind, Piramal Vaikunth promises a fresh, vibrant lifestyle, inspired by the natural world, connected with what matters most.

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# In the midst of a metropolis, find new balance.

With a population of nearly two million, bustling Thane grows bigger by the minute. The City of Lakes boasts a stunning terrain and a renowned transportation system on the fringes of metropolitan Mumbai, pulsing with culture, rich with history. Centuries-old fortresses, churches, resorts and malls draw visitors from around the world to Thane's environs.

But as Thane's amenities and attractions grow, its centre becomes increasingly disconnected from its natural origins. Once lush with native flora and fauna, the urban environment no longer reflects the beautifully diverse ecosystem native to Mumbai.

genuine

# heritage.

## ZRICHYGE

Piramal Vaikunth brings a new source of pride to a region already rich with a tradition of community and colour. From its rugged mountains to its luxuriant green hills, vast plateaus and sprawling plains threaded with creeks and streams, the energy and spirit of the region serve as a source of inspiration for the community and its thriving cultural and artistic activities.

In the rapidly growing Thane, Piramal Vaikunth reclaims the beauty of the natural terrain to restore vigour, creativity and balance to the lives of its residents.

With the aim to develop residences that enhance human lives, Piramal Realty has embarked on a new venture in Thane unlike any other in the country.



In the heart of Thane, residents of Piramal Vaikunth benefit from the best of both worlds: all the resources of a world-class city, and the luxury of daily communion with the natural environment.

# Thane at a Glance.

60

Over 60 schools

50

Over 50 government hospitals and dispensaries

15

Over 15 multispecialty hospitals

6

hyper malls

5

5 colleges in engineering, medicine and law

35

35 lakes and waterfronts

3

3 water and amusement parks

2

2 botanical gardens

# The World Within Reach.

1.3 km  
to Eastern Express Highway

25.2 km  
to Mumbai International Airport

2.8 km  
to Viviana Mall

2.4 km  
to DAV Public School

5.1 km to Thane Station  
1.3 km to Currae Speciality Hospital  
2.8 km to Jupiter Hospital  
3.7 km to Bethany Hospital  
1.3 km to (Big Bazaar) High Street Mall  
1 km to Holy Cross Public School  
1.3 km to CP Goenka International School  
3.7 km to Smt. Sulochanadevi Singhania School  
7.1 km to Hiranandani Foundation School





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# Vaikunth at a Glance.

## Natural lifestyles

- Design following fractal patterns
- Indoor-outdoor architectural style
- Catwalks through greenery
- Ravines & natural water filtration
- Natural building materials
- Preserved veteran trees
- Native bird populations

## A world of choice

- Higher learning centre
- Sculpture garden
- Cafes and restaurants
- Cobbled walking paths
- Jogging and walking trails
- Secluded sitting areas
- Amphitheatre
- Destination retail opportunities
- Indoor & outdoor athletic facilities
- Library
- Game room
- Great Lawn
- Groceries and convenience stores

## By the numbers





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Urban sophistication  
meets the native terrain.  
Around 50% of the land is  
unexcavated and its natural  
green cover and veteran  
trees preserved.

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# connect with the earth.

By reintegrating human beings with the natural environment, Piramal Vaikunth instils a sense of purpose and a spirit of play in each of its residents.

Piramal Vaikunth is home to a rare energy conceived from resources of natural origin. Its rolling landscape serves as the canvas upon which individuals can pursue their passions, seek invigoration and quiet reflection, connect with their families and communities and savour the luxuries of natural light, air and space.





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Piramal Vaikunth is founded upon one core belief: that a multisensory connection with the living environment is key to leading a healthy, happy, productive life.

Decades of scientific and sociological research confirm that regular exposure to nature lowers stress hormones, boosts the immune system and induces greater relaxation, thereby healing and restoring the natural vitality diminished by the daily assault of urban life.

Biophilic design restores the point of intersection between humans and nature, establishing conditions for life that is fruitful, beautiful and fulfilling. Designed to be conversant with the natural environment, schools help children score higher. Offices inspire employees to produce greater results. Communities become closer and families more connected.

*Where people and nature are brought together, individuals are better able to reach their fullest potentials.*

Residents of Piramal Vaikunth choose healthy, holistic, uncompromised lifestyles for themselves and for their children and families. Care is given not only to the native wildlife, but also to the details in its architectural and landscape design that acutely impact human psychology in daily work and recreation.

Walking paths, building facades and other architectural features of the community flow in fractal patterns, mimicking the intricate repetition in nature, from seashells to salt flats. Integrated into the architecture and landscape design of Piramal Vaikunth, these organic patterns induce a sense of relaxation by way of natural human neural activity.

*Collection pools throughout the community naturally collect and filter rainwater, removing air and automotive pollutants to help maintain the lush foliage.*

simplified  
living,  
in harmony  
with the  
outdoors.

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# come out to play.

*catwalks • bike trails • meditation garden*

*Residents of Piramal Vaikunth come into harmony with nature, without disturbing or compromising the integrity of the environment.*

Natural, unmanicured greenery abounds at every corner of the community, and multicoloured florals spring forth at every turn. Catwalks wind throughout the community's woodland areas, beckoning residents and visitors to linger in the shade of precious veteran trees and listen for the songbirds that nest amongst their foliage.

Stone walkways and cobbled paths crisscross the development, and much of the site is vehicle-free. All car parking is hidden from sight. Residents are encouraged to ride bicycles on the designated bike paths encircling the community.

Intimate spaces tucked away from the centre of activity, including a serene meditation garden, inspire quiet introspection and repose. Myriad places for gathering foster a spirit of fraternity and pride.



# connect with the community.

Emotional wellbeing, creative energy and a sense of purpose are all borne out of close-knit relationships. Piramal Vaikunth celebrates the emotional affiliation between members of the community and provides the space for truly communal recreation.

Shared spaces for conversation and play—the Great Lawn, gardens, event spaces and sport fields—are the beating heart of Piramal Vaikunth.





*sculpture garden • amphitheatre • exhibitions*

# culture in full bloom.

At Piramal Vaikunth, the arts and culture are always in season. Connecting our residents with each other and with the greater community, Piramal Vaikunth is Thane's next great cultural destination.

Residents and visitors delight in a varied event program in the visual arts, music, theatre, film and literature. Cultural spaces create hubs for artists to meet and mingle. And curated exhibitions regularly introduce new art and ideas to the community.







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# do what moves you.

State-of-the-art sport and exercise facilities at Piramal Vaikunth inspire residents to set their lives in motion. Set against a stunning green backdrop, multipurpose playing fields, swimming pools and jogging trails will entice residents to get moving on

a daily basis. Indoors, residents can practice yoga or aerobics, enjoy a friendly game of squash or unwind in the leisure pool. Lockers and showers are available to all.

## *Sport at Piramal Vaikunth*

Multi-purpose badminton/  
basketball court  
3 squash courts  
Indoor athletics room for yoga and aerobics  
State of the Art Gymnasium  
25-metre 8-track lap pool  
Leisure pool  
Kids' pool  
Jogging track  
Bicycle path  
Mini cricket and soccer ground

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POOL



# a community centre like no other.

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Pursue your passions  
at the community centre,  
a place as vibrant and  
varied as the members  
of the community.

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## *Vaikunth Gallery*

Guest suites  
Café  
Banquet hall  
Library  
Indoor game room (snooker, table tennis,  
chess and carom)  
Kids' hobby and playroom  
Day Care

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The Vaikunth Gallery's unique shape curves gently around existing trees, whose shade keeps the glass-panelled building cool sustainably and free of artificial sunshades. A green roof improves air quality in the community and reduces storm water runoff, and a yawning façade encourages residents and visitors to mingle between the indoors and out. Within the Gallery, residents and their guests can meet for a cup of tea at the café, browse new arrivals at the library or visit the playroom with the little ones.



With ample windows  
outfitted with handsome  
sliding screens\*, Piramal  
Vaikunth homes are designed  
to bring the outdoors in.



\*In premium units



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*community garden • spiritual learning centre*

# learn and grow together.

The Piramal Vaikunth  
community comes to life in  
its beautiful shared spaces.

In the large Community Garden, residents  
grow vegetables, flowers and herbs in the  
company of friends.

The breathtaking Higher Learning Centre  
provides a place for people of all faith traditions  
to come together to worship or reflect.

Tucked away from the hubbub of pedestrian  
traffic, intimate outdoor seating areas provide  
a place for quiet conversation in the shade.

Unstructured play areas stimulate the cognitive  
growth and development of children.





**&** sip  
stroll.

*retail • groceries • cafés*

The tree-lined streets of Piramal Vaikunth beckon you to explore. Window shop among the variety of boutiques and other retail opportunities, then relax with a cup of coffee in a chic café. Residents will also find a range of grocers and convenience shops for everyday necessities.

*Further  
Afield*

Guests of Piramal Vaikunth residents and those seeking a 'stay-cation' in the area will find plenty to see and do.

One of the most popular parks in the world, Sanjay Gandhi National Park is home to hundreds of unique and endangered species, including a sizeable population of large cats. Animal lovers and bird watchers take particular delight in this serene getaway from the city.

Thane's 'lover's paradise', Upvan Lake, is a scenic gem. Upvan is a marvellous place to enjoy the landscape, and visitors will also enjoy boating on the lake and hiking in its hilly environs.

In West Thane, nature lovers and other tourists flock to the Yeoor Hills for the fresh air and diverse wildlife and to trek the hills or practice yoga.



# connect with yourself.

Piramal Vaikunth celebrates human achievement in an environment that allows people to thrive.

Your home should be a canvas for living a colourful, vibrant life. Cool, airy and full of light, it should provide you with the room to grow, think and dream.

Piramal Vaikunth homes are designed for sharing and for solitude, laughter and introspection, relaxation and play.



*ventilation • natural materials*

# the great indoors.

Havens of serenity and introspection, Piramal Vaikunth homes embrace the innate luxury of nature.

Residents select from 2- to 4- bedroom apartments, duplexes or townhouses to suit the needs of their families.

Piramal Vaikunth uses the most vibrant building materials available—those that come straight from the earth. Wooden flooring lends natural warmth to living spaces, and elegant marble and quartz dazzle in the light of floor-to-ceiling windows. Every element of your home is hand-picked to work in harmony with Piramal Vaikunth's unique natural setting.

Spacious and airy, residences and community spaces at Piramal Vaikunth are designed to bring the outdoors in. Each one of the residences is designed for optimal ventilation, and 50% of homes have windows on two sides, providing spectacular views. And unlike any other residential development in Thane, every home at Piramal Vaikunth is outfitted with a private balcony.

The first of their kind in Mumbai, Piramal Vaikunth town homes are cladded to the podium, connecting you with the landscape and providing exceptional views of the community's green spaces. Town home residents enjoy designated private underground/podium parking.



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*large windows • energy-efficient a/c*

# simple luxuries.

Revel in the amplitude of space. With floor-to-floor heights up to 3.2 metres, Piramal Vaikunth's spacious homes deliver the feeling of grandeur.

Every fourth wall in Piramal Vaikunth residences features a large window, flooding your home with natural light and air. Architectural screens\* shade and cool each home and can be adjusted depending on the time of day. In addition, all homes are air-conditioned using energy-efficient VRV technology.

\* in premium units

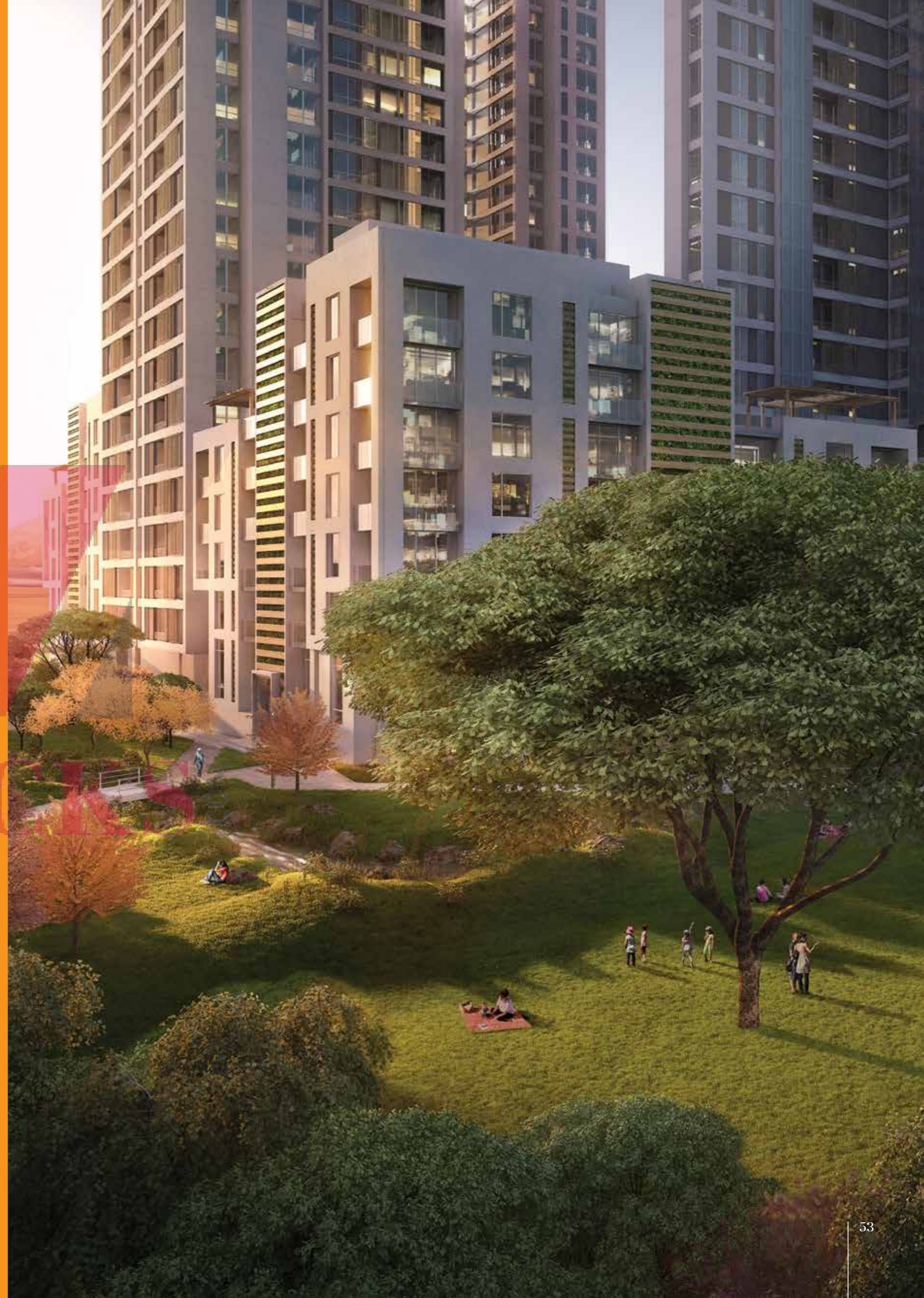




# find your habitat.

Find your place  
at Piramal Vaikunth

Piramal Realty utilizes the technological advancements that ensure residents' highest levels of health and wellbeing. Beautiful, secure and sustainable, each home in the community is designed to deliver Piramal's promise to improve the lives of real people.





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Room  
of one's  
own.

With only three to four residences on every floor, each home in the Piramal Vaikunth towers offers plenty of natural light and ventilation. Residents almost never share walls directly with their neighbours, so privacy and quiet are maintained within the buildings

### *Residences*

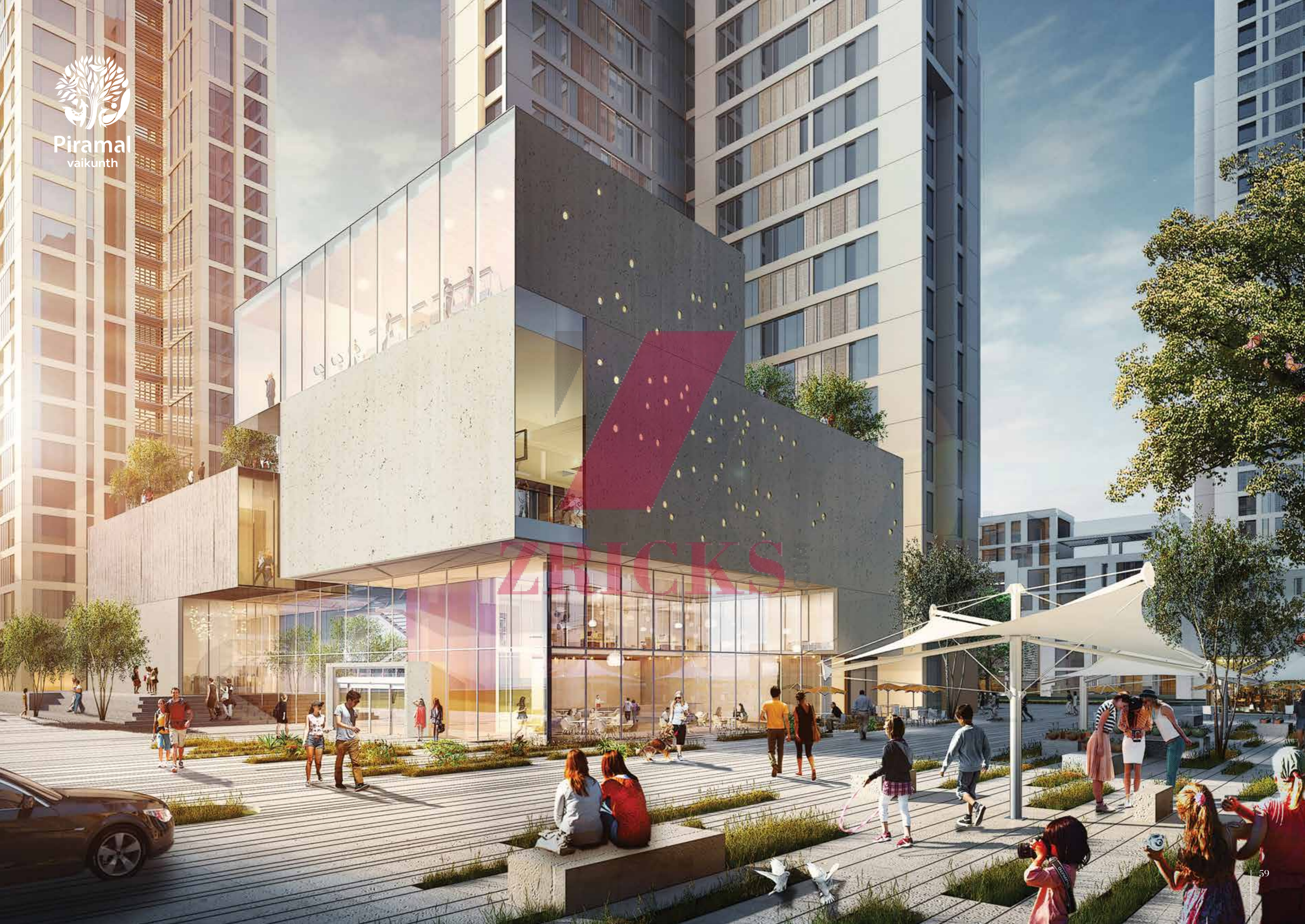
- Wooden flooring in master bedroom
- Premium imported marble flooring in other rooms
- Quartz backsplashes and countertops in kitchens
- Fully fitted bathrooms
- Imported bath fittings
- Composite marble walls in bathrooms
- Energy-efficient VRV air conditioning
- Video door phone
- Double-glazed window units\*
- 50% of homes dual-aspect

\* in premium units



# exacting standards.

Security at Piramal Vaikunth matches the community's exceptionally high standards without compromise. A multi-tiered system secures your family against even unforeseen risks, and every building within the community is well equipped for emergencies.



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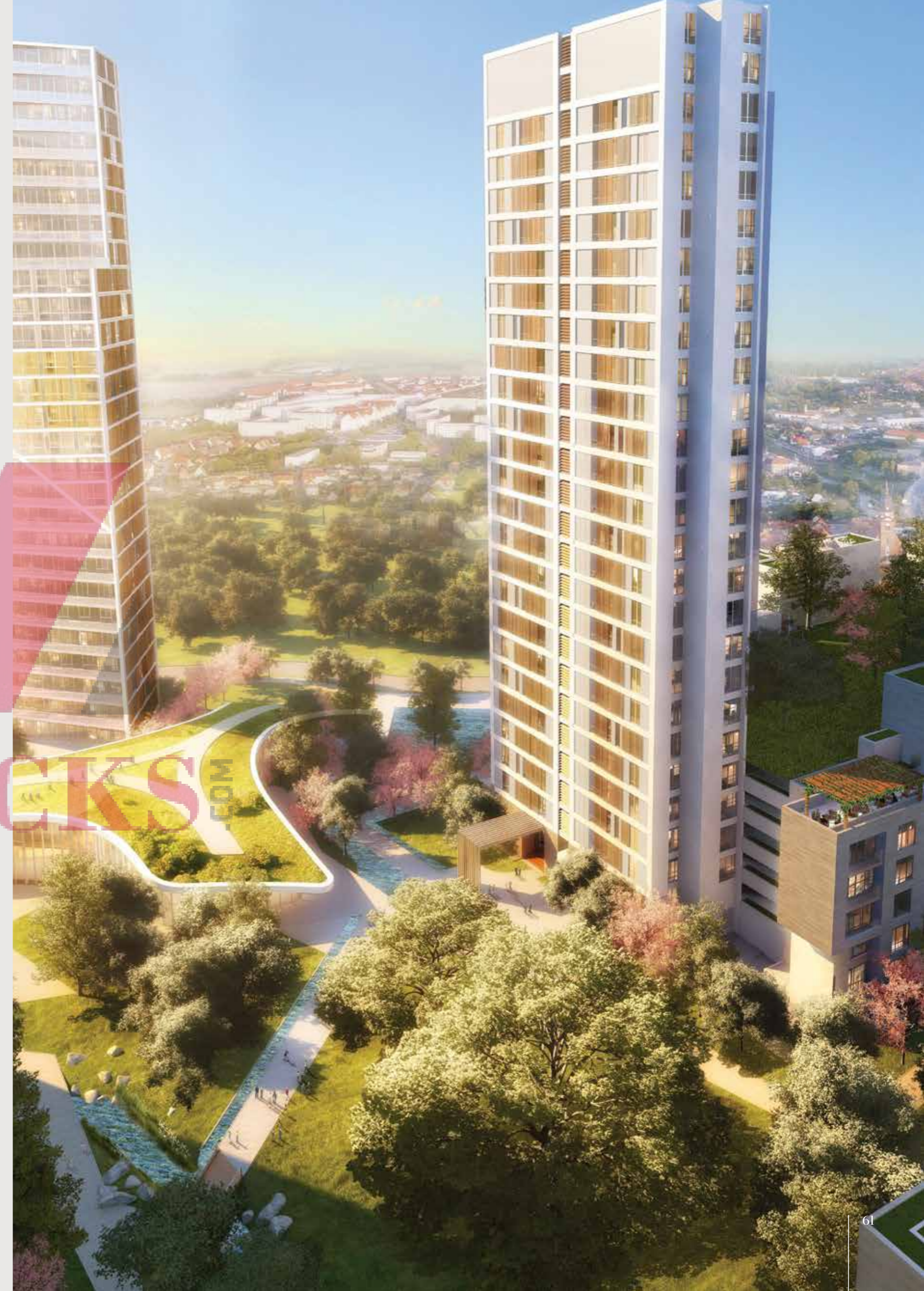
*balconies • rooftop terraces • discreet parking*

# Bird's-eye views.

Residents are encouraged to mingle on green podium terraces, where they can take in the stunning view of the development from above.

Because Piramal Realty has taken every effort to preserve existing trees on the site, residents are able to enjoy watching the dozens of species of colourful native birds from their balconies.

Residential parking is concealed beneath the towers, which are clad to the podium to ensure a direct relationship between the residences and their surroundings. This guarantees that parked cars are rarely visible on the Piramal Vaikunth campus. Natural ventilation keeps cool air moving throughout the underground garages.





# Piramal Vaikunth Collaborators.

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## *HOK*

*Lead Design Consultant  
Landscape Design*

HOK International, Ltd. (HOK) is a global full-service design organization with 55 years of experience. The diversified practice includes comprehensive architectural, engineering and interior design services, as well as services in a wide range of related disciplines, from facilities consulting to the development of master plans. Through its collaborative network of 25 offices and more than 1,800 employees worldwide, the firm serves diverse clients within the corporate, commercial, public and institutional markets.

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## *DSP Design*

*Associate Design  
Architect*

For more than 25 years, DSP has been designing across industries and verticals in India and around the world. Founded by Yatin Patel, Mehul Shah and Bimal Desai, DSP creates environments that are fluidly integrated into native ecologies and cultures.

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## *BuroHappold*

*Structural Engineering  
Services Engineering*

International, multi-disciplinary engineering consultancy BuroHappold has delivered integrated, inspirational design for more than 40 years. With a passion- and value-driven philosophy, the company develops innovative, holistic strategies for design and construction that bridge the gap between science and society.

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## *Lerch Bates*

*Vertical Transport*

International consulting firm Lerch Bates is best known for advising architects and developers regarding the design and implementation of vertical transport. From construction to maintenance to modernization, Lerch Bates provides its services to some of the tallest—and most renowned—buildings in the world.

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# put down new roots.

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## Piramal Vaikunth contact information

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### Hospitals

- Currae Speciality Hospital
- Jupiter Hospital
- Bethany Hospital

- 1.3 km
- 2.8 km
- 3.7 km

### Malls

- High Street Mall
- Lake City Mall
- Wonder Mall
- Viviana Mall
- Korum Mall

- 1.3 km
- 2.0 km
- 2.4 km
- 2.8 km
- 4.6 km

### Schools

- Holy Cross High School
  - CP Goenka
  - Intl. School
  - D.A.V. Public School
  - Sulochana Devi Singhania School
- 1 km
  - 1.3 km
  - 2.4 km
  - 3.7 km





