

GODREJ **PLATINUM**  
VIKHROLI, MUMBAI

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Development Manager	Godrej Properties Ltd.
Owner and Developer	Godrej & Boyce Mfg. Co Ltd. Construction Division
Consulting Architect	T. Khareghat
Structural Consultant	Sterling Engineering Consultancy Services (P.) Ltd.
Electrical Consultant	Godrej & Boyce Mfg. Co. Ltd. Electrical and Electronics Division
Interior Designer	Pinakin Design LLP

# THE VISION

For many, the ultimate indulgence is a smart, well-designed home in the very heart of Mumbai. Godrej Platinum is conceptualized as just that, an embodiment of all good things life has to offer, backed by Godrej, one of the most trustworthy brands. Godrej Platinum offers a panoramic view which is a visual feast that is truly rare in the city of Mumbai.

With a vision to develop a state-of-the-art-project, some of the best technical, engineering and architectural elements have been employed to ensure that each home is built to perfection and adheres to the highest standards of quality and efficiency, making Godrej Platinum a prominent landmark for the discerning home owner.

## INTELLIGENT DESIGN

The main focus of the project's design is to add a high level of functionality to its elegant aesthetics. Simple yet stylish, with a permanent exterior finish of coated solid aluminium sheets, the towers are a perfect blend of intelligent design and utility.

## PLATINUM PRECERTIFICATION

Godrej Platinum has been named after the highest rating of sustainable development available today, in keeping with our commitment towards green design. The project is Platinum precertified under the IGBC (Indian Green Building Council) Green Homes rating system.



Day View

# LIVING ON THE GREENER SIDE

## WELCOMING TOMORROW

Attention to green living is a responsibility that has been of utmost importance at Godrej Properties. From strategically choosing locations that allow for healthier living, to partnering with the best to ensure certified eco-friendly residential spaces, Godrej homes have always been ahead of the curve. Now, Godrej Platinum hails a new era in quality living by choosing the location of tomorrow – Pirojshanagar, Vikhroli.

## THE GREEN EFFECT

Godrej Platinum blends in perfectly with the surroundings at Pirojshanagar, Vikhroli, helping residents benefit from cleaner air and lower noise pollution. Come soak in an environment removed from the chaos of Mumbai, right in the heart of Mumbai.



Greenery at Pirojshanagar, Vikhroli

# THE LOCATION

## ACCESSIBILITY AND CONNECTIVITY

### Central location

- Excellent proximity to all parts of Mumbai and Navi Mumbai.
- Proximity to current and future airport developments, the commercial hub of BKC and residential clusters of Andheri and Powai.

### Existing infrastructure

- Ready access to site location from the Eastern Express Highway.
- Vikhroli railway station & Vikhroli bus depot - a 5 minutes walk away
- Close to Sion-Panvel Express Highway providing direct access to Navi Mumbai.
- Easy access to several malls on LBS Marg

### Future infrastructure

- Ghatkopar-Andheri-Versova Metro rail link.
- Six lane direct expressway that connects to the proposed Navi Mumbai airport.
- Sewri-Nhava Sheva Trans-Harbour link.

### Planned development

- Large contiguous land ownership by Godrej, promises a unique, mixed use destination.
- Robust progress on multiple new and redevelopment projects across price segments.

- Fort 45 minutes
- Panvel 45 minutes
- Andheri 30 minutes
- Bandra 20 minutes

The times stated above are only indicative, and may vary based on traffic and other conditions.



- The well-planned Eastern Express Highway, peppered with high-speed flyovers.
- The Phase-I Metro Project (under construction), 10 minutes away.
- The Domestic Airport, 30 minutes away. The International Airport, 40 minutes away.
- The Four Link roads connecting the Western and Eastern suburbs.
- The Mulund-Airoli Bridge, that connects to Navi Mumbai in about 30 minutes.

- Metro Line
- Link Roads
- Express Highway
- Railways
- Bridge
- Main Roads
- Schools
- Malls

# VIKHROLI AND GODREJ

## A TRANQUIL CHARM

Adjacent to the largest mangrove belt in Mumbai, Godrej Platinum is well connected and yet shielded from the hustle and bustle of the city, offering you a rare opportunity to be surrounded by lush greenery and fresh air in the heart of Mumbai. Extending over 1750 acres and preserved by the Soonabai Godrej Marine Ecology Centre, this unique mangrove eco-system supports a variety of plants and

birds, including the famous migratory flamingoes. The mangroves also act as a strong natural barrier in extreme conditions like floods, storms and tsunamis.

This makes Pirojshanagar, Vikhroli a unique residential destination for those seeking a quality lifestyle and captivating views.



Flamingoes at Godrej Mangroves



Godrej Mangroves at Vikhroli

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# VIKHROLI AND GODREJ

## A NEW CHAPTER IS BEING WRITTEN

In the 1940's, the Godrej Group created a legacy in the heart of Mumbai's Vikhroli Suburb. Today, Vikhroli and Godrej are synonymous to the citizens of Mumbai, and Vikhroli is a suburb in transition, undergoing an exciting renewal.

The Trees by Godrej Properties is situated a stone's throw from Godrej Platinum and aims to be the new face of

Vikhroli, offering a well-connected mixed use development with commercial, retail, hospitality and residential spaces conceived with good living and sustainability in mind.

Now, it is time for the next phase of this vision. Time to build on the present.



# THE MASTER PLAN

The balance of nature with modern living is evident at a glance. Experience grandeur right from the time you step into the complex. With so much luxury inside, you still won't be able to overlook the greenery outside.

Welcome to the future. Welcome to Godrej Platinum.



### The Master Plan

Latitude: 19° 6' 11.31" N  
Longitude: 72° 55' 40.28" E

- 1 GODREJ PLATINUM
- 2 Proposed High Rise Building
- 3 THE TREES

- 1 GODREJ PLATINUM
- 2 Godrej Garden Enclave - A Towers
- 3 Proposed High Rise Building
- 4 Existing Clubhouse
- 5 Proposed Clubhouse
- 6 Godrej Memorial Hospital

\* Owned by Godrej and Boyce Mfg. Co. Ltd.



# DESIGN INNOVATION

## WORLD-CLASS DESIGN

All homes at Godrej Platinum have a compact and utilitarian plan that implements the latest contemporary design. Adding functionality to elegant aesthetics, design at Godrej Platinum is simple, yet stylish.



# DESIGN INNOVATION

## SERVICES AND SOLUTIONS

Godrej Platinum presents the best in convenience, with elegant solutions to everyday tasks. A closer look at the typical floor plan reveals two internal service courtyards and a large overhanging service area facing the inside, where clothes can be dried and air conditioning units can be kept without compromising the aesthetics of the development. All in all, a sleek appearance that maximises space with services built into a total solution.

## LOW MAINTENANCE

The building exterior of Godrej Platinum is clad in blue and silver aluminium sheets that easily blend in with the sky giving it a light, sleek appearance. These sheets screen the exterior walls, shielding them from natural elements, thus ensuring maintenance at Godrej Platinum is relatively minimal. A sophisticated, streamlined and elegant solution for weathering problems.



# DESIGN INNOVATION

## SAFETY AND QUALITY

The safety features in Godrej Platinum are meticulously engineered. All towers come pre-equipped with two fire escape staircases and fire protection, along with earthquake-resistant construction made using Godrej's own computerized ready-mix concrete and steel reinforcements in the super structure. As an assurance of quality, these towers are in accordance with IS 456-2000, IS 1893-2002, and IS 13920-1993 standards.

## FACILITIES

At Godrej Platinum, a plush lifestyle comes with multiple choices. As a Godrej Platinum resident, you can avail covered parking at the basement, stilt and podium levels. The living rooms and bedrooms are fitted with five-star rated air conditioners. Apart from a laundromat, the tower is also equipped with various recreational and added facilities.



Close Up View



Dawn View

# AMENITIES AND MORE

## LOBBY

The lobby areas in Godrej Platinum are designed to impress, and have been transformed into grand social spaces equipped with power back-up. Each of the four towers is equipped with two passenger lifts and a service lift. Hi-tech security systems with video door-phones and CCTVs ensure that you and your family can feel secure at all times.



# AMENITIES AND MORE

## CLUBHOUSE

Godrej Platinum's fully equipped state-of-the-art clubhouse offers plenty of space and several activities for you to enjoy. Clock a few laps at the pool; tap your feet to the rhythm at the aerobics studio; and if you need some tranquillity, practice some yoga at the open-roof terrace.



# AMENITIES AND MORE

## GYM

Enjoy a wealth of facilities and activities in the common areas of the towers. Burn some calories at the fully-equipped gym. Ace a few serves at the tennis court. Win a few games at the pool and billiards table. Settle down in a comfortable corner of the well stocked library and reading room or get down to an interesting game of cards, carom or chess.



# AMENITIES AND MORE

## PLAY AREA

With plush green spaces to lounge in along with an exclusive kids' play area, life at Godrej Platinum feels fulfilling and complete for your entire family.



Play Area

# LIFESTYLE AND INTERIORS

## LIVING ROOM

Living rooms are thoughtfully planned to maximise your space, because we know that you like to entertain in style. Enjoy the unbroken, picturesque view with the large window sills that feature insulated, double-glazed sliding international standard windows that allow for the free flow of natural light and air, but block out the noise, keeping your home cool, pleasant and quiet throughout. Composite marble flooring, laminated internal doors and veneer

polished main doors with Godrej Tribolt Locks - are but a few of the thoughtful extras of these lovely homes.



Living Room

## MASTER SUITE

What better place to unwind than a luxurious bedroom after a tiring day at work? The bedrooms are spacious, well planned and have adequate storage space.



Master Suite



# LIFESTYLE AND INTERIORS

## KITCHEN

Every Godrej Platinum home is equipped with a piped cooking gas connection and a Godrej Interio Modular Kitchen. With a contemporary stove and chimney, parallel counter and two level overhead storage, welcome to a kitchen where you can enjoy cooking your favourite new recipes every day.



Kitchen

## BATHROOM

Experience the joy of a refreshing shower in designer bathrooms, equipped with LED lights and water-efficient German fixtures. Get a fresh start every morning; wash away all the cares of the day.



Bathroom

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# IGBC GREEN HOMES PLATINUM PRECERTIFICATION




## ECO-FRIENDLY INITIATIVES

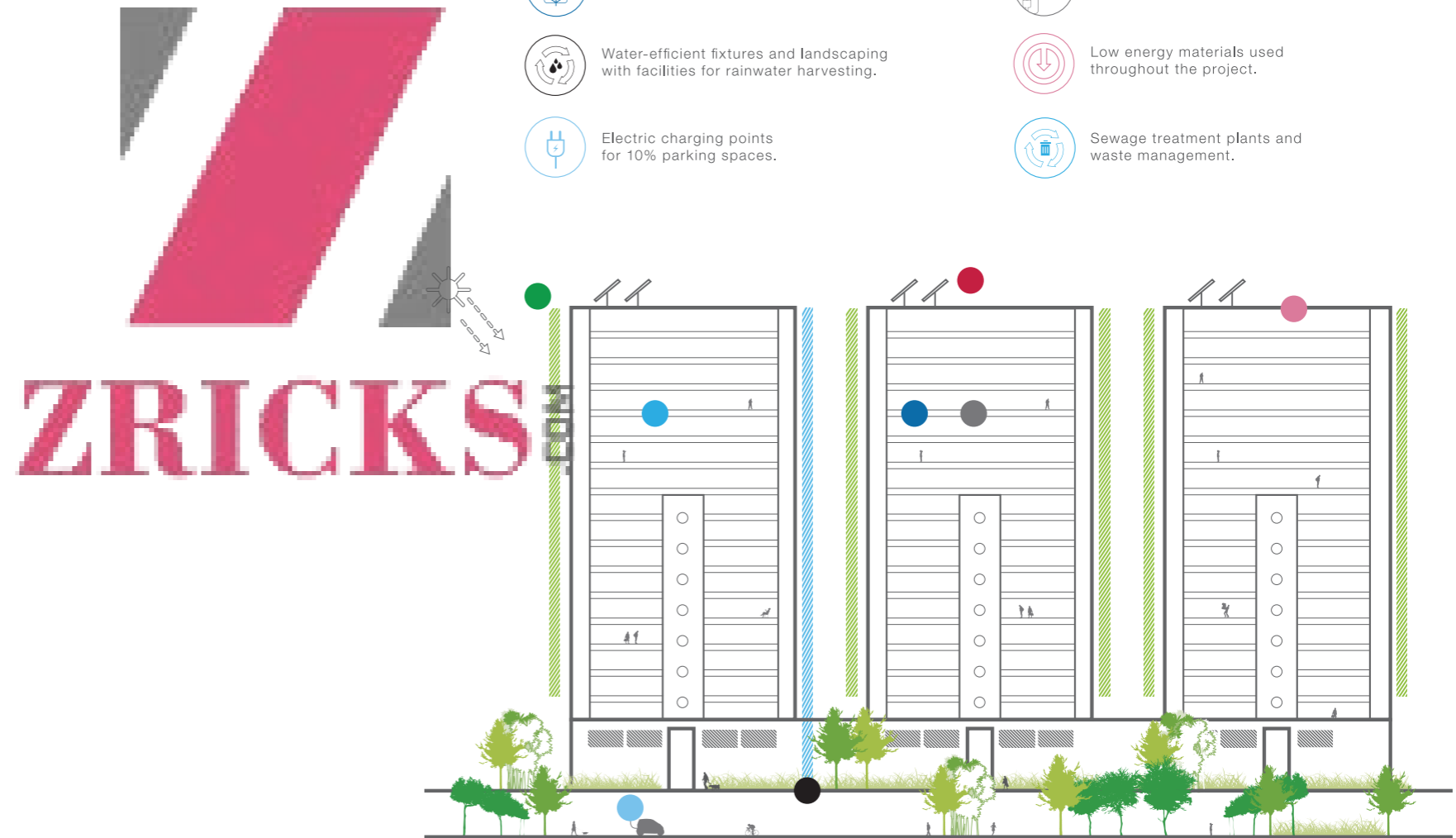
Continuing with the Godrej Group's legacy of environmental leadership, Godrej Platinum aspires to be at the forefront of sustainable design. Cutting-edge sustainability features appear throughout the master plan and building design to ensure that energy requirements are minimized and water is conserved. These measures directly translate into savings on utility bills and a healthy living environment.



Godrej Platinum is Platinum precertified under the IGBC (Indian Green Building Council) Green Homes rating system, which is globally recognized as the highest rating of sustainable design.

## SUSTAINABILITY FEATURES

-  Well-planned building orientation, to reduce heating effect.
-  Helping the environment with the usage of low Volatile Organic Compound (VOC) paints.
-  Water-efficient fixtures and landscaping with facilities for rainwater harvesting.
-  Electric charging points for 10% parking spaces.
-  Solar water heating system innovations that tap energy from the sun.
-  Maximum natural light usage reducing energy consumption.
-  Low energy materials used throughout the project.
-  Sewage treatment plants and waste management.



# FLOOR PLANS

## 2 BHK

### IN VOGUE

Escape to a world of your own in your exquisite 2 BHK home, complete with all the comforts for a quality lifestyle with a touch of elegance.

### LOCATION

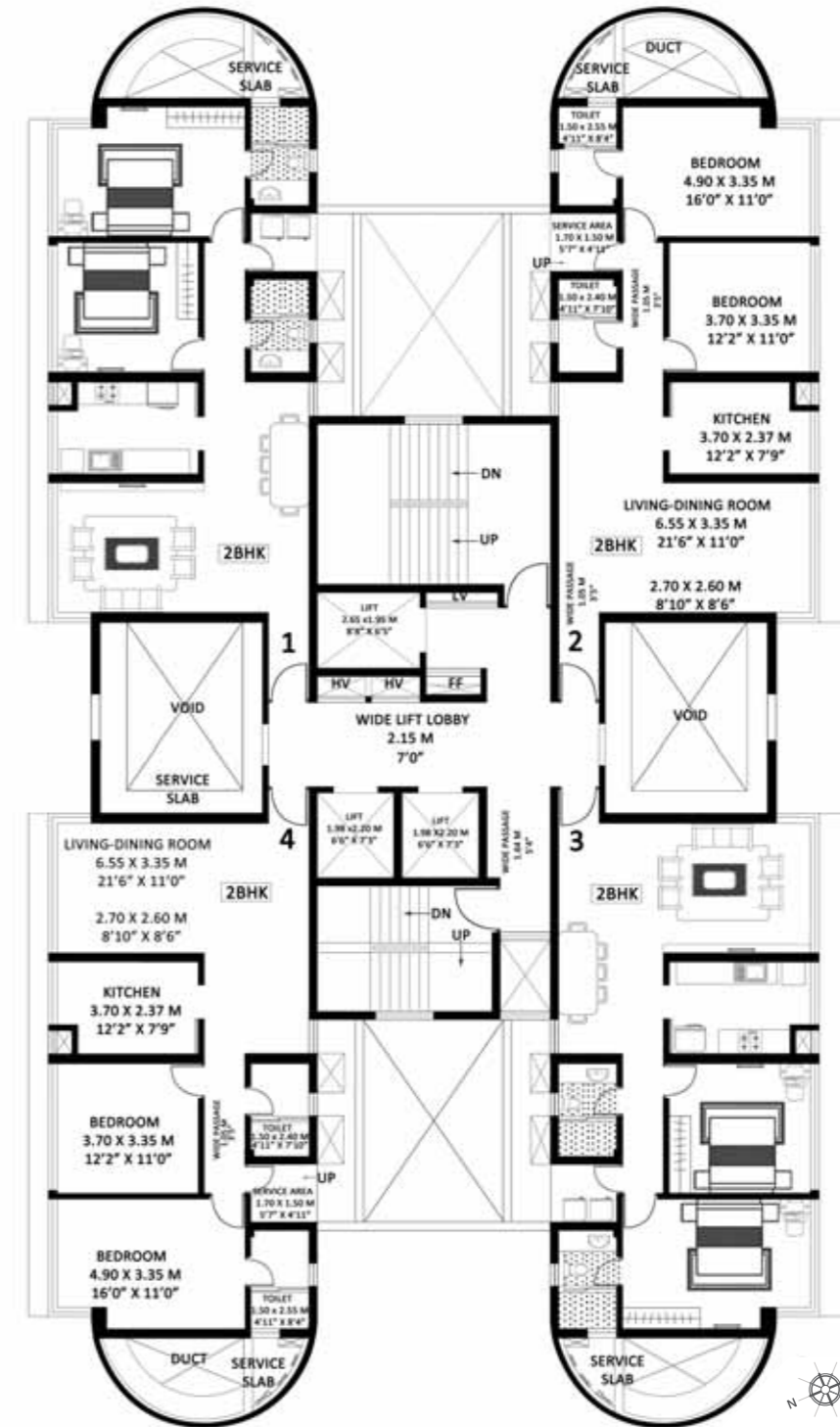
East Side  
West Side

### CARPET AREA

79.85 sq.m. / 859 sq.ft.  
78.33 sq.m. / 843 sq.ft.



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TYPICAL FLOOR PLAN - (1st-5th-7th-10th & 12th-15th)

# FLOOR PLANS

## 3 BHK

### STYLISH LIVING

Godrej Platinum's state-of-the-art 3 BHK apartments, complete with modern amenities and our latest take on elegance, is the contemporary solution to quality living.

### LOCATION

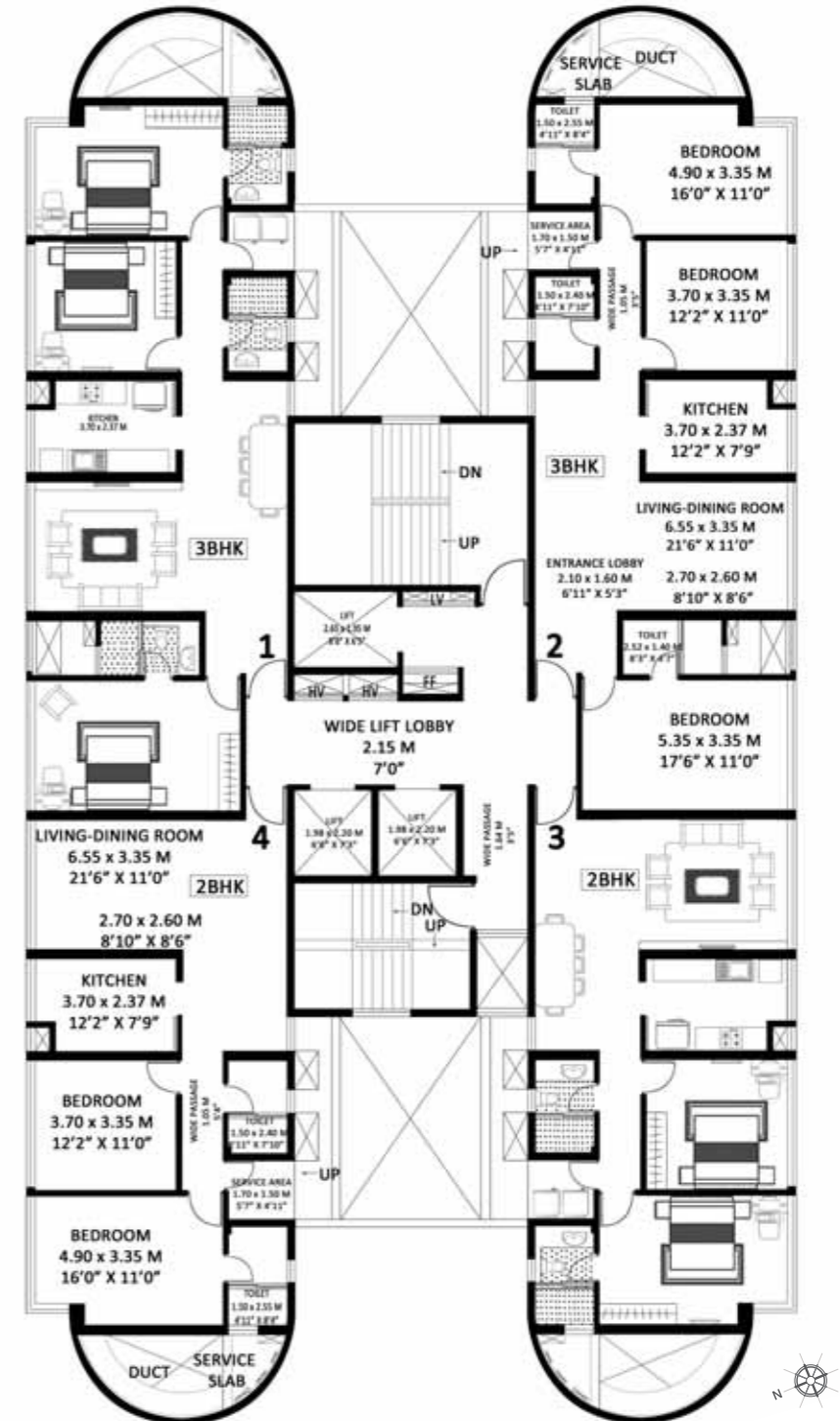
East Side

### CARPET AREA

103.21 sq.m. / 1,110 sq.ft.



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TYPICAL FLOOR PLAN (17TH-20TH & 22ND-25TH)

# FLOOR PLANS

# 4 BHK DUPLEX

### DOUBLE THE LUXURY

Take luxury and entertainment to a new level in your large double-height living area or unwind in your lavish bedroom. Whatever you choose, it is possible in your exclusive duplex home.

### LOCATION

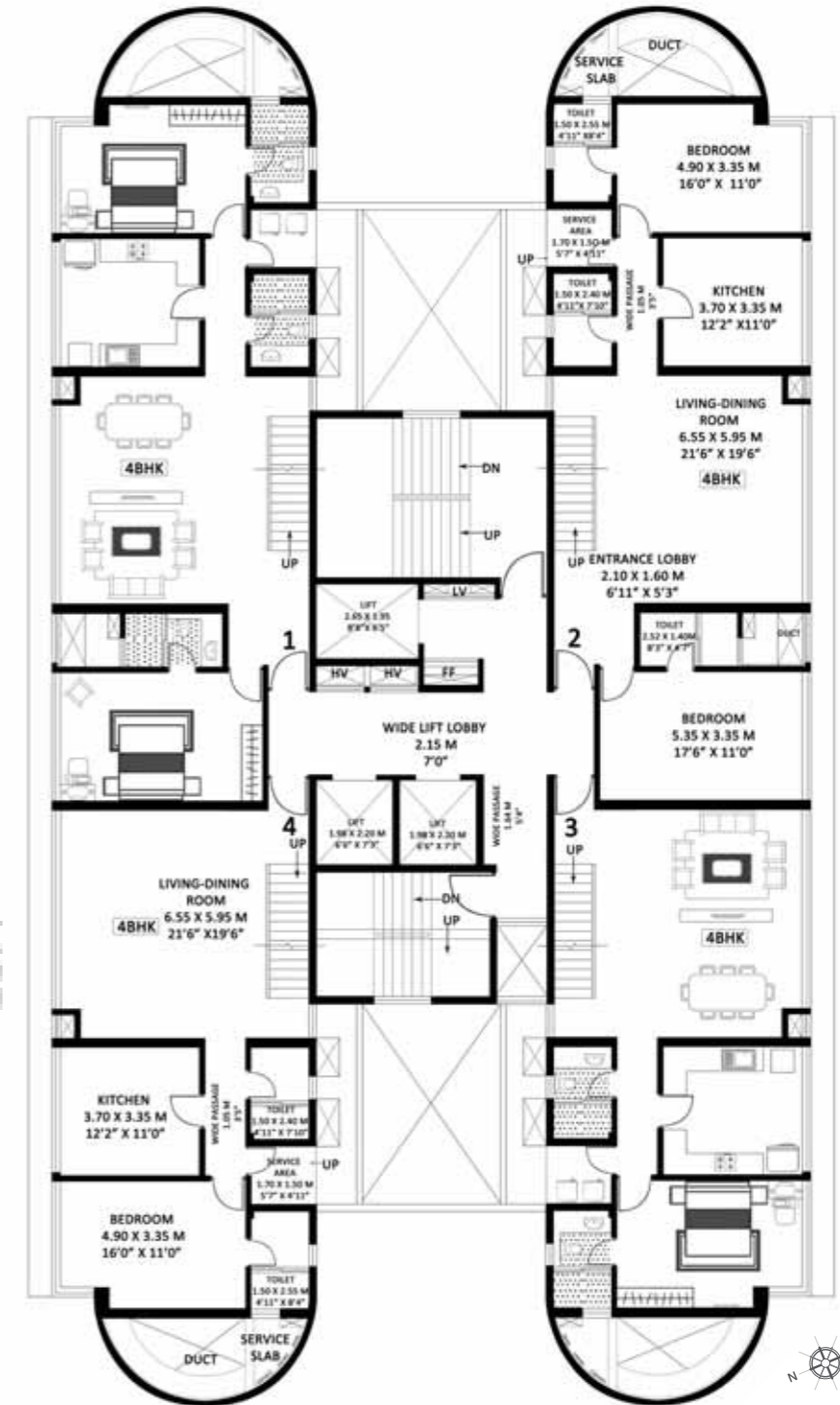
West Side  
East Side

### CARPET AREA

163.72 sq.m. / 1,762 sq.ft.  
159.32 sq.m. / 1,714 sq.ft.



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27th FLOOR PLAN (LOWER DUPLEX LEVEL)

# FLOOR PLANS

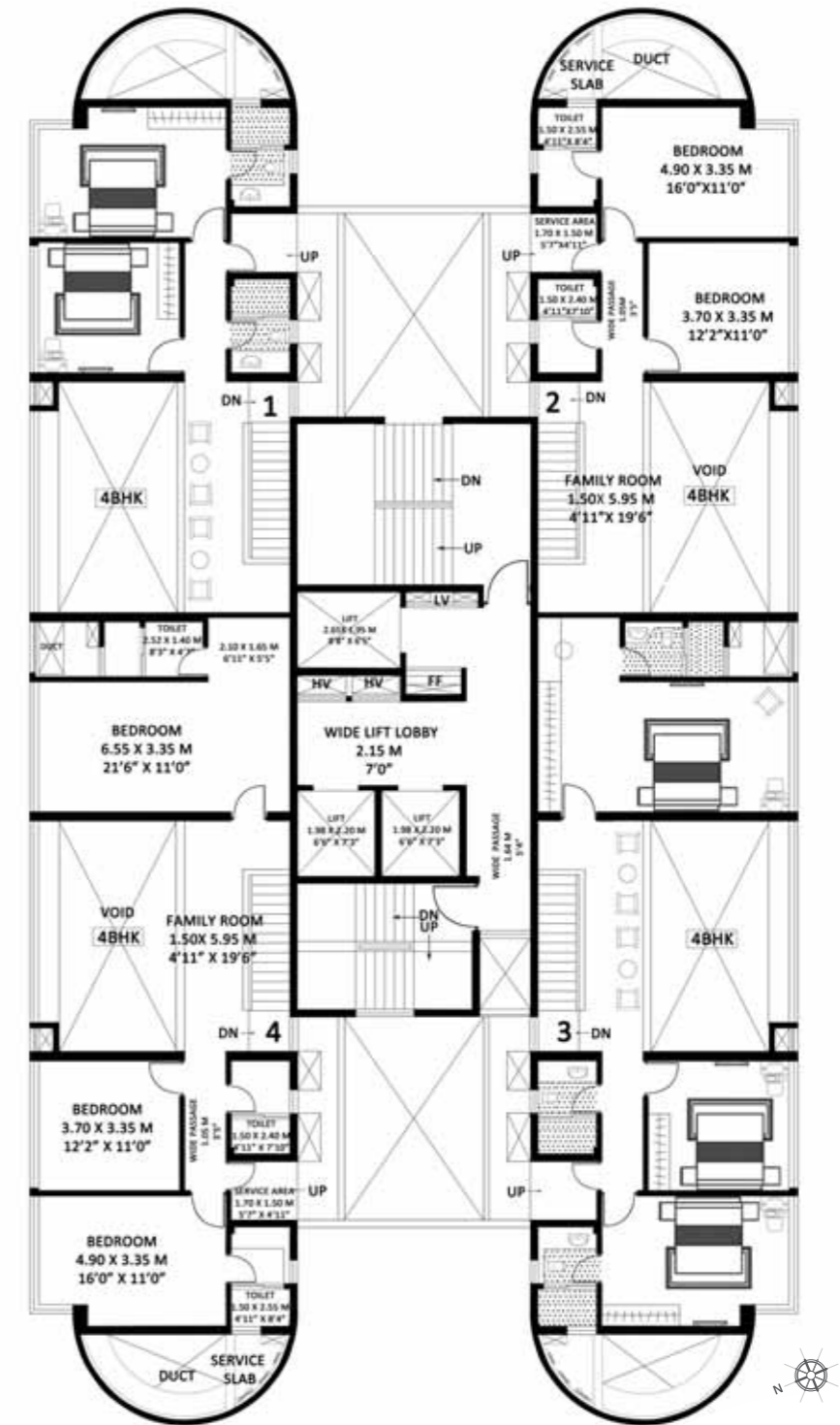
# 4 BHK DUPLEX

With true colours of extravagance, the 4 BHK apartments take luxury to a new high. Just lie back and relax or entertain guests, all in your lavish home.

LOCATION	CARPET AREA
West Side	163.72 sq.m. / 1,762 sq.ft.
East Side	159.32 sq.m. / 1,714 sq.ft.



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# GODREJ PROPERTIES



## TWO DECADES OF EXCELLENCE

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. The company aspires to be among India's top 3 real estate companies, while continuing to be the most trusted name in the industry. Godrej Properties has completed several landmark projects and is currently developing significant projects in twelve cities across India. Throughout its operations, Godrej Properties aims to deliver superior value to all stakeholders through extraordinary and imaginative spaces created out of deep customer focus and insight.

Godrej Properties has received several recognitions for its performance and processes including the 'Corporate Governance of the Year 2008' award from the Accommodation Times. It has been the highest ranked real estate developer for three consecutive years in 'India's Best Companies To Work For' survey by the Economic Times. Godrej Properties has won the 'Best Emerging National Developer' award at Zee Business - RICS Real Estate Awards 2011 and also been voted as one of the most trusted real estate brands in the 4P's ICMR survey 2011.

- Established in 1990
- India's first ISO certified real estate developer
- Projects in 12 cities across India
- Prime locations, good value, excellent construction, efficient support
- Collaboration with outstanding associates

## OTHER GODREJ PROPERTIES PROJECTS

### Residential Projects

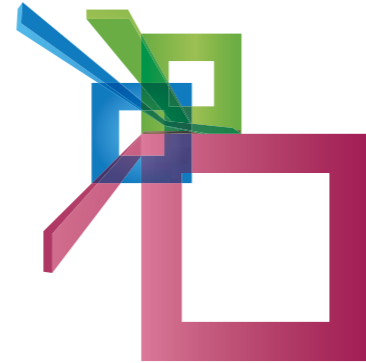
Godrej Garden City	Ahmedabad
Godrej Crest	Bengaluru
Godrej Woodsman Estate	Bengaluru
Godrej Platinum	Bengaluru
Godrej Frontier	Gurgaon
Godrej Prakriti	Kolkata
Godrej Alpine	Mangalore
Godrej Bayview	Mumbai
Godrej Edenwoods	Mumbai
Godrej Glenelg	Mumbai
Planet Godrej	Mumbai
Godrej Hill	Mumbai
Godrej Riverside	Mumbai
Godrej Waldorf	Mumbai
Godrej Anandam	Nagpur
Godrej Sherwood	Pune

### Commercial Projects

Godrej Eterna	Chandigarh
Godrej Genesis	Kolkata
Godrej Waterside	Kolkata
Godrej Coliseum	Mumbai
The Trees	Mumbai
Godrej Castlemaine	Pune
Godrej Eterna	Pune



# GODREJ CONSTRUCTION



The Godrej Construction division is an integral part of the highly diversified 114 year-old Godrej Group. The Group embodies rich corporate values and principles which embrace integrity, concern for the environment, a progressive outlook, and above all - respect for the individual.

By strictly adhering to these values, the Construction Division has earned a reputation for delivering industrial and residential buildings that meet international quality standards and environmental demands. The division has, till date, completed over 10 million square feet of quality construction. Godrej & Boyce competencies include expertise in ready mix concrete, green building services, turnkey electrical planning and installation, and water treatment plants.

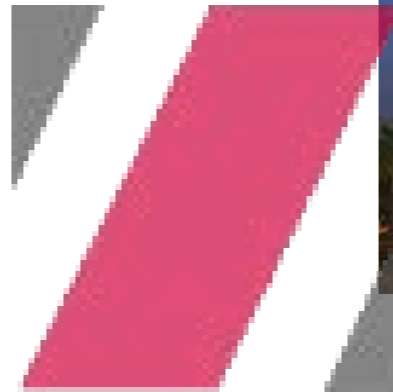
The Godrej Construction Division is commended for its 'strong commitment to excel' on the journey towards business excellence in the CII-EXIM Bank Award for Business Excellence, 2010.

Our care, concern and a string of successfully constructed projects have won Godrej Construction many prestigious certifications, a few of which are:

- The ISO 14001: 2004 Environment Management System
- The OHSAS 18001: 1999 Occupational Health And Safety Assessment Series
- The ISO 9001:2000 Quality Management System
- The ISO 14001 Environment Management Certification for our entire Pirojshanagar Residential Township

## OTHER GODREJ CONSTRUCTION PROJECTS IN MUMBAI

- Pirojshanagar Industrial Township
- Godrej Garden Enclave A-Type Towers
- Godrej Business District
- Plant 13 Annexe Building
- Godrej Bhavan
- Udayachal Secondary School
- Udayachal Pre-Primary and Primary School
- Godrej Memorial Hospital
- Godrej Residential Colonies-Over 3000 housing units and allied structures



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GODREJ GARDEN ENCLAVE A-TYPE TOWERS  
Vikhroli, Mumbai



GODREJ BHAVAN  
Fort, Mumbai



GODREJ BUSINESS DISTRICT  
Vikhroli, Mumbai



PLANT 13 ANNEXE BUILDING  
Vikhroli, Mumbai



GODREJ MEMORIAL HOSPITAL  
Vikhroli, Mumbai



UDAYACHAL PRE-PRIMARY AND PRIMARY SCHOOL  
Vikhroli, Mumbai







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