

— A —  
**RESIDENTIAL  
CLASSIC**

at Chandivali-Powai



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*About Shapoorji Pallonji*

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

**Integrity**

**Honesty**

**Transparency**

152 year old legacy of  
creating landmarks

Across the globe presence  
in over 50 countries

16 group companies  
120 million square feet of  
development across India

A strong employee base  
over 60000 people from  
40+ nationalities



# — Shapoorji Pallonji Group —



Reputed construction Company in India and overseas



Leading provider of construction services to the infrastructure industry



Leading Residential, Commercial & Township developer in India  
Joyville Sukhobrishti



Leading Mechanical Electrical & Plumbing contractor



Leading Designer, Fabricator, Owner & Operator of Off-Shore Mid & Upstream Oil & Gas Technologies



Businesses spanning Engineering, Shipping & Logistics and Automation



Infrastructure developer with presence in power, roads and ports



Leading provider of water purification, cleaning Products / systems and water projects



Leading publisher of critically acclaimed B2C titles in India

- Car India
- Bike India



Engineering, Procurement and Construction solutions for Minerals, Metals & Power sector



**PALACE OF THE SULTAN OF OMAN,  
OMAN**



**WORLD TRADE CENTRE,  
MUMBAI**



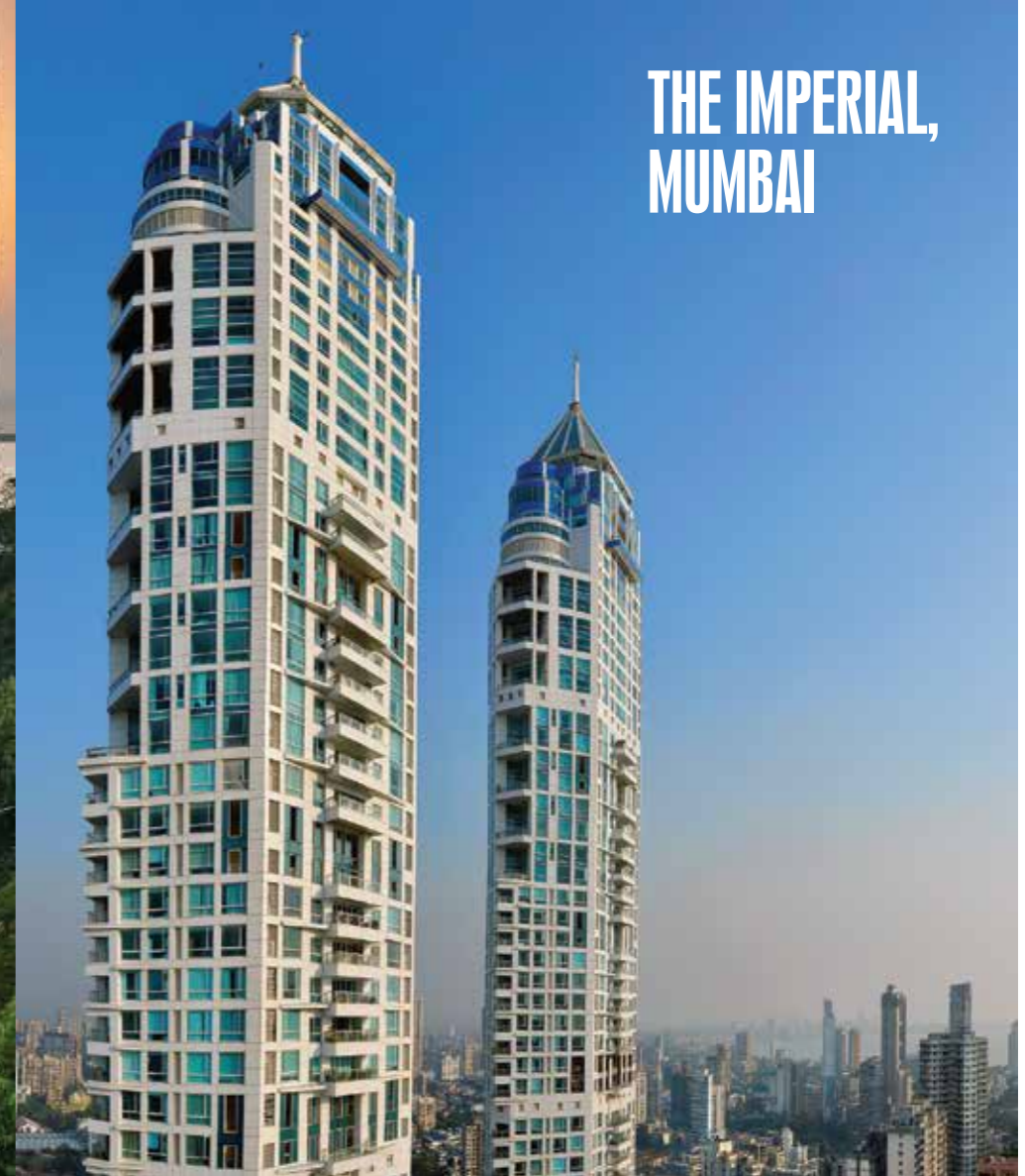
**PARK TOWERS,  
DUBAI**



**NAD AL SHEBA RACECOURSE,  
DUBAI**



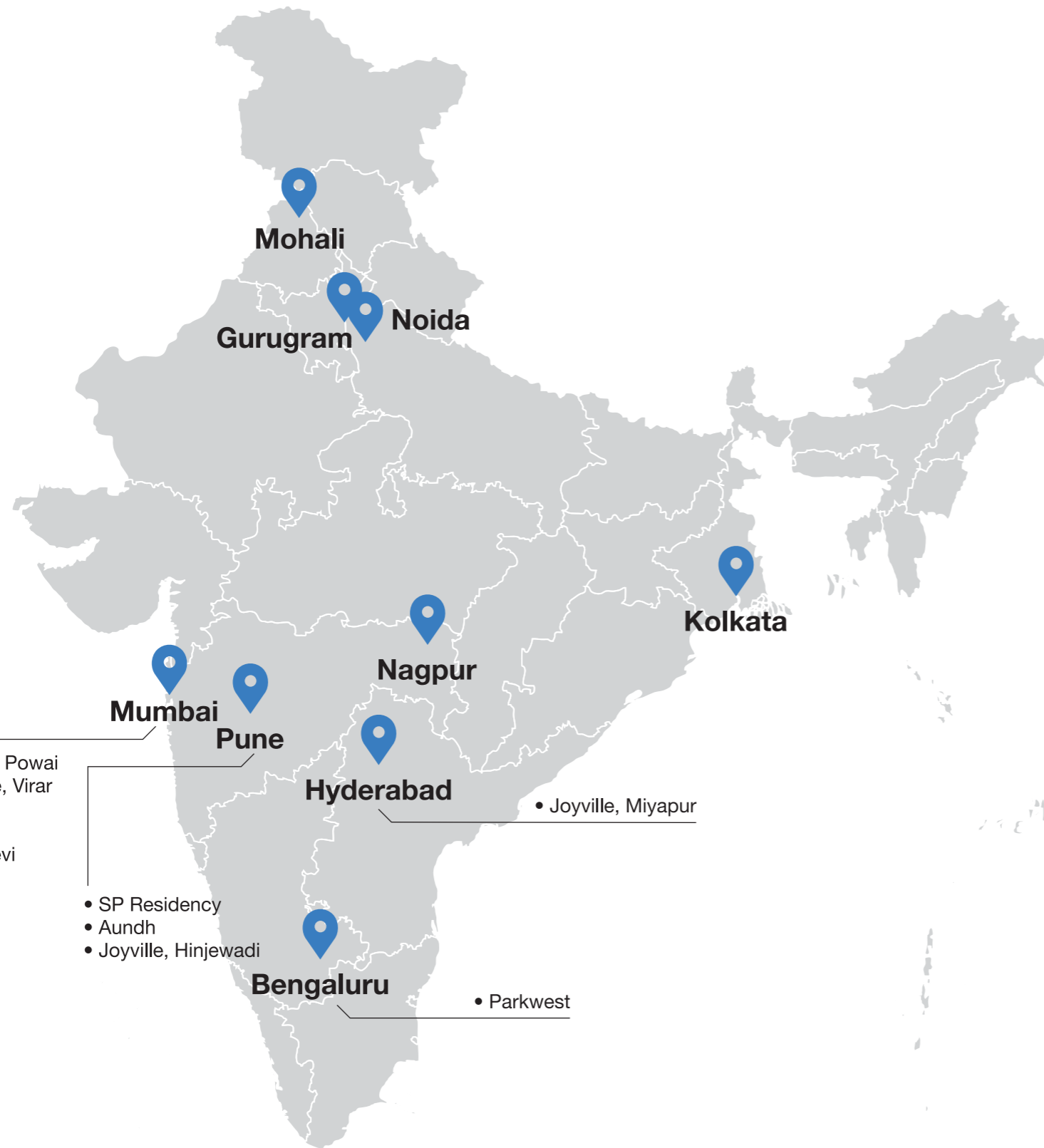
**THE IMPERIAL,  
MUMBAI**



**IT PARK,  
GURGAON**







**We are growing faster than ever...**

Footprints across India by 2018-19 - **56mn sq.ft**

— LIFE. —  
CAMERA.  
ACTION.

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*#WhereReelMeetsReal*

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— CHANDIVALI —  
A POWAI IN THE MAKING.

The rapid urbanisation of the city 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.



Excellent location (right next to Powai), ample greenery and open spaces.

Lower property rates as compared to Powai, whilst enjoying the same civic infrastructure.

A startling 55% rise in average market property price in less than a decade.



— PRESENTING —



Vicina stands nestled in a special place, that brings with it the country's rich cinematic heritage. Located near the picturesque acres of Chandivali Film Studio, this project is an ode to the golden era of Indian story telling. This real life work of art is no less spectacular than the classics it derives inspiration from.

From the fantastical landscapes spread across 6.7 acres, to the dramatic interiors, it is truly a confluence of reel and real. With malls, schools, hospitals and restaurants in close proximity, welcome to a residential development that is planned for your leisure, business and lifestyle needs. Say "action" to the good-life!



8 TOWERS



2, 3 & 3.5 BEDROOM  
RESIDENCES



FULLY-EQUIPPED  
CLUBHOUSE



WORLD-CLASS  
AMENITIES



6.7-ACRE PLOT



## — THE ADVANTAGE OF — LIVING IN CHANDIVALI, POWAI.

Vicinia, located at the centre of prominent landmarks, is unarguably the most coveted address of the suburbs. Equidistant from the Eastern and Western suburbs, the project lies in close proximity to schools, malls, hospitals, highways and the rest of the city.

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**1.8 kms** from jvlr / powai lake promenade

**4.7 kms** from international airport

**7.4 kms** from western express highway

**2.7 kms** from saki naka metro rail station

**5.8 kms** from eastern express highway

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## — NEIGHBOURHOOD —

### ✧ Educational Institutes ✧

Hiranandani School	2.0 kms
Bombay Scottish High School	2.2 kms
MISB Bocconi	3.1 kms
ICFAI Business School	3.3 kms

### ✧ Food & Entertainment ✧

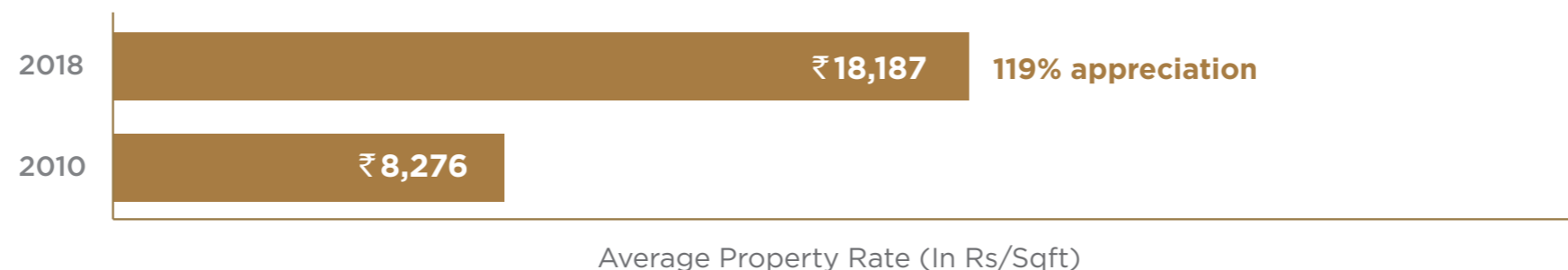
D-Mart	2.6 kms
Haiko Mall	2.7 kms
The Leela	4.4 kms
R-City Mall	5.7 kms
ITC Maratha	5.8 kms

### ✧ Healthcare ✧

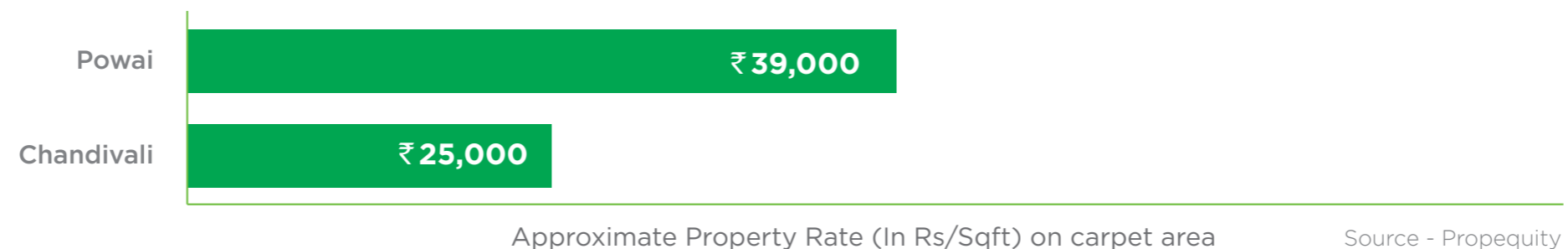
Nahar Medical Center	1.5 kms
Axon Hospital	2.8 kms
Hiranandani Hospital	3.4 kms

## — RESIDENTIAL PROPERTY — PRICE TREND IN CHANDIVALI

- The average market price of properties in the radius of Chembur, Chandivali, Ghatkopar, Andheri East and Powai was Rs. 8038/sq. ft. in 2007.
- Subsequently, Chandivali has gone through a rapid rise in average property price in the last decade similar to its neighbour Powai.



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



Source - Propequity

# — Location Map —



Map not to scale, for indicative purpose only. Source: Internet.



## LIVE, LARGER THAN LIFE!

A lifestyle that comes with lavish indulgences.

 NATURE	<ul style="list-style-type: none"><li>• Ample Green Surroundings with Sprawling Lawns</li></ul>	 HEALTH	<ul style="list-style-type: none"><li>• Yoga-Meditation Zone</li><li>• Walking &amp; Jogging Track</li><li>• Adventure Wall</li></ul>	 CLUBHOUSE	<ul style="list-style-type: none"><li>• Gymnasium</li><li>• Party Hall</li><li>• Guest Rooms</li><li>• Indoor Games Room</li></ul>
 LEISURE	<ul style="list-style-type: none"><li>• Swimming Pool with Lounge Deck</li><li>• Kids' Pool</li><li>• Pets' Corner</li><li>• Senior Citizens' Corner</li></ul>	 SPORTS CENTRE	<ul style="list-style-type: none"><li>• Multipurpose Court<ul style="list-style-type: none"><li>- 2 Badminton Courts</li><li>- 1 Volleyball Court</li><li>- Half Basketball Court</li></ul></li><li>• Squash Court</li><li>• Skating Rink on Terrace</li></ul>		



# — AMENITIES —





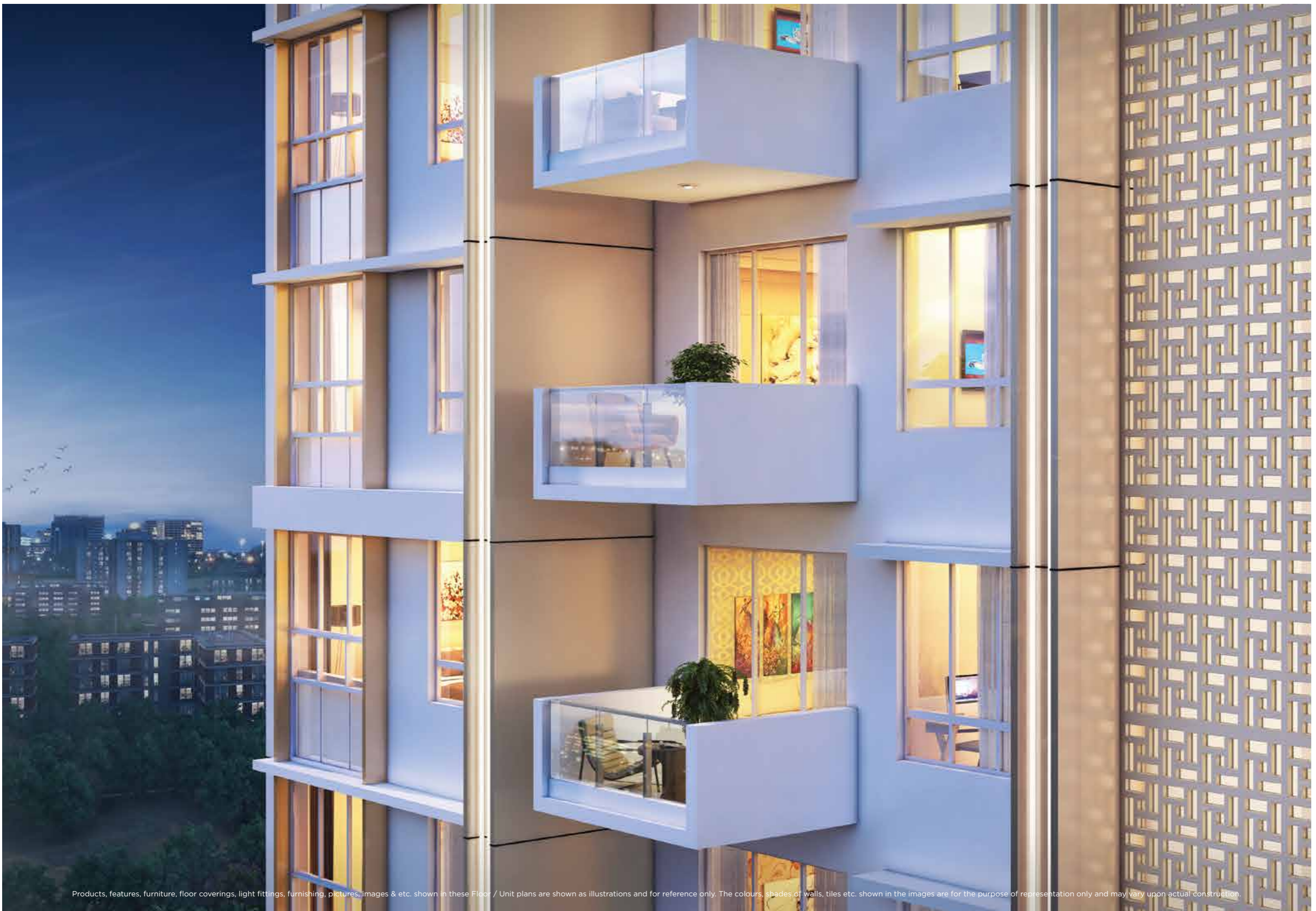


# Master Layout Plan

◆ LEGEND ◆	
1 Ramp	10 Party Lawn
2 Drop off area	11 Seniors' plaza
3 Paved plaza	12 Kids' play area
4 Cycling & jogging Track	13 Adventure wall
5 Swimming pool	14 Tennis court
6 Kids' pool	15 Box Cricket
7 Pool deck	16 Sports Activity Centre
8 Grand lawn	a) One multipurpose court having the following:
9 Club House	• 2 badminton courts
• Double height Reception	• 1 volley ball court
• Gymnasium	• Half basketball court
• Party hall	b) Squash court
• Guest rooms	c) Skating Rink on terrace
• Business Centre (conference room)	17 Amenity space to be handed over to MCGM
• Storage / Laundry area	18 Sub Station
• Indoor Games area	

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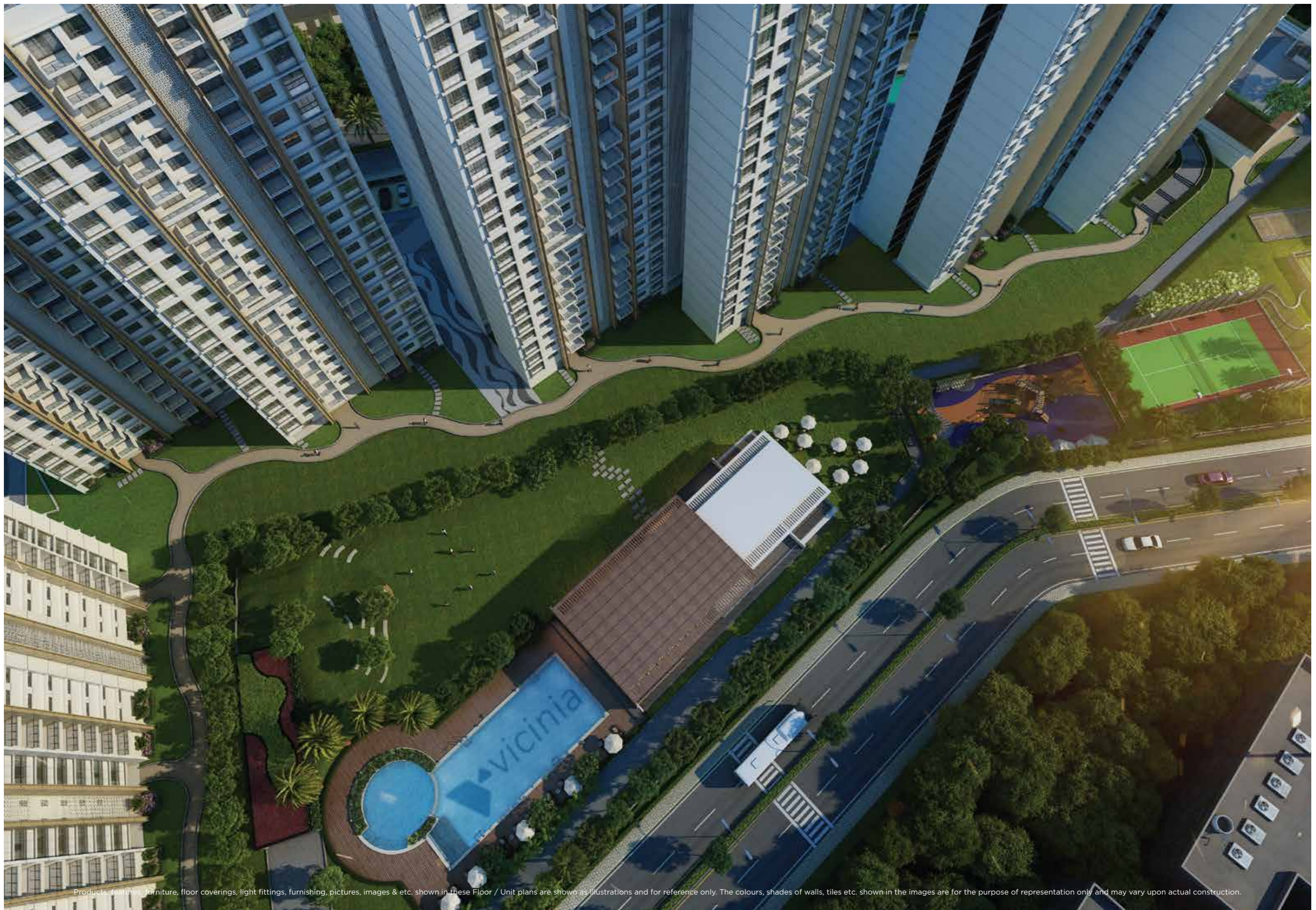
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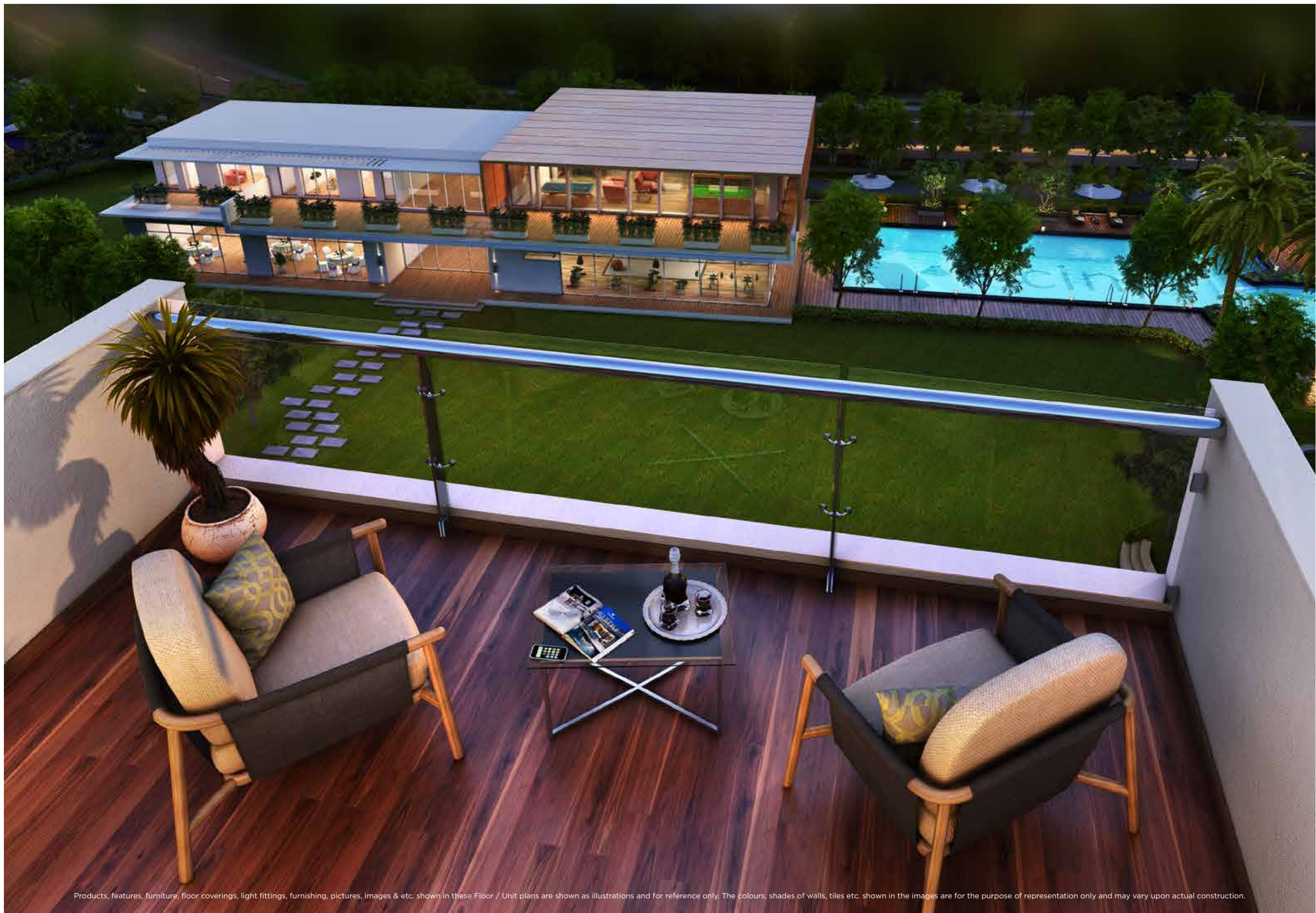
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# — TOWER A & B - TYPICAL —

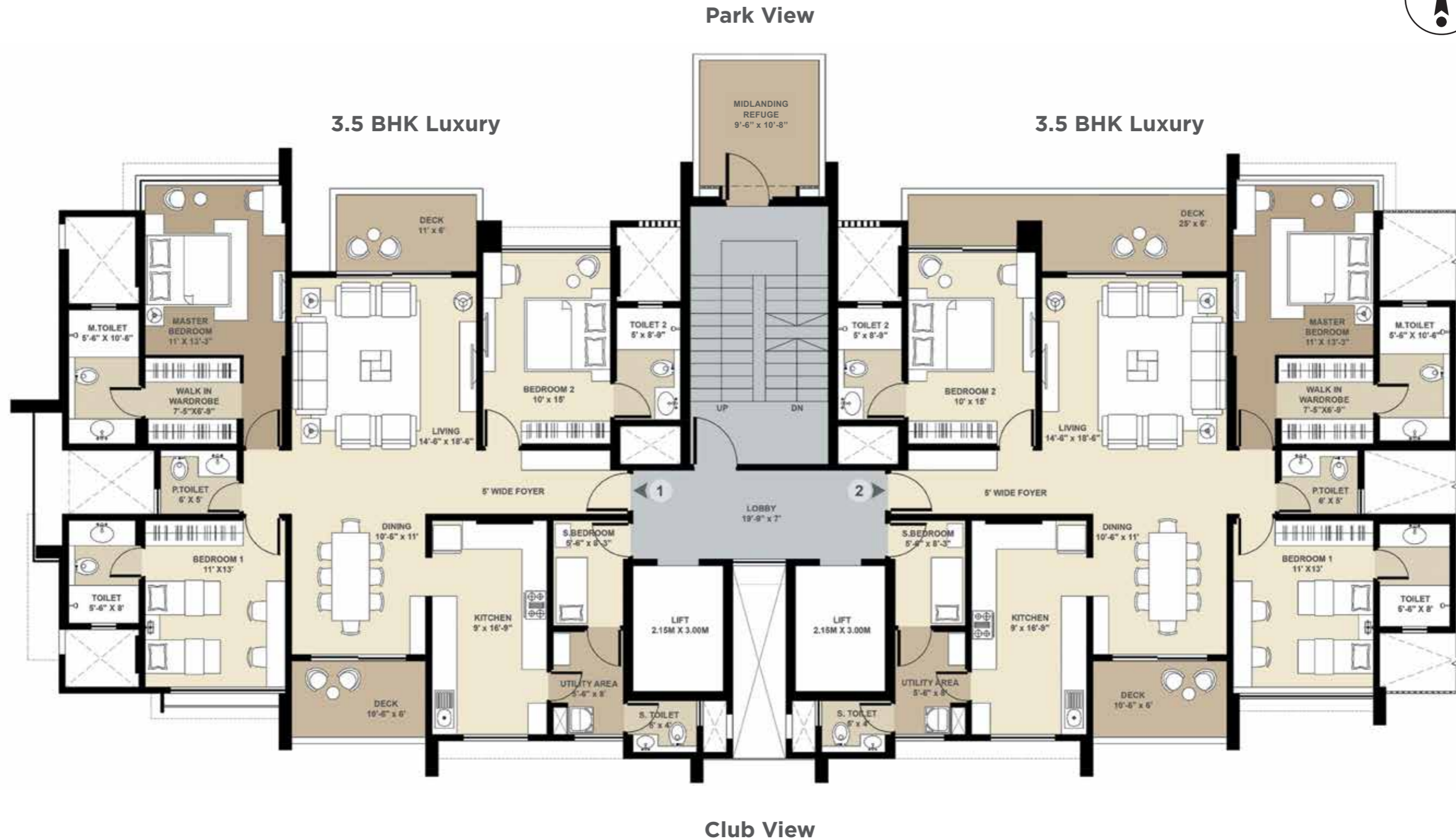


CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
3.5 BHK Luxury	1508.5 Sq.Ft	140.1 Mt.	136.2 Sq.Ft	12.6 Mt.	1644.7 Sq.ft	152.7 Mt.

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# — TOWER A & B - LEVEL 9, 15, 19 —



CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
3.5 BHK Luxury (L)	1508.5 Sq.Ft	140.1 Mt	203.6 Sq.Ft	12.6 Mt.	1712.1 Sq.Ft	152.7 Mt.
3.5 BHK Luxury (R)	1515.6 Sq.Ft	140.8 Mt	203.6 Sq.Ft	18.9 Mt.	1719.2 Sq.Ft	159.7 Mt.



# — TOWER C & D - TYPICAL —



CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
	Sq.Ft	Mt	Sq.Ft	Mt	Sq.Ft	Mt
2 BHK Premium	839.3	77.9	48.3	4.4	887.6	82.3
3 BHK Premium	967.6	89.8	48.3	4.4	1015.9	94.2
3 BHK Grande	1019.5	94.7	48.3	4.4	1067.8	99.1

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# — TOWER C & D - LEVEL 9, 15, 19 —



CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
	Sq.Ft	Mt	Sq.Ft	Mt.	Sq.Ft	Mt.
2 BHK Premium	839.3 Sq.Ft	77.9 Mt	48.3 Sq.Ft	4.4 Mt.	887.6 Sq.Ft	82.3 Mt.
3 BHK Premium	967.6 Sq.Ft	89.8 Mt	48.3 Sq.Ft	4.4 Mt.	1015.9 Sq.Ft	94.2 Mt.
3 BHK Grande	1026.2 Sq.Ft	95.3 Mt	111.7 Sq.Ft	10.3 Mt.	1137.9 Sq.Ft	105.6 Mt.

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# — TOWER E & F - TYPICAL —

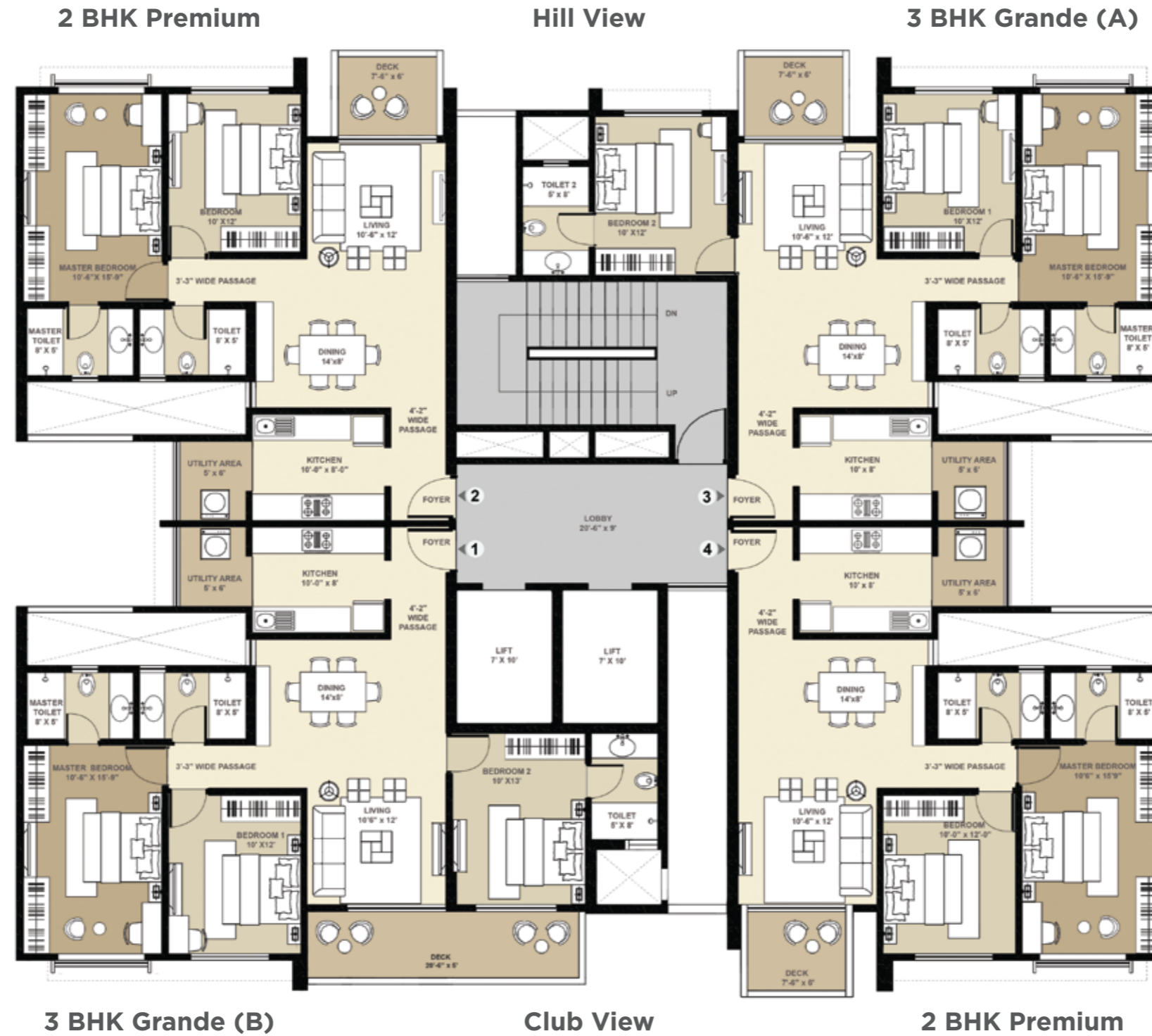


CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
	Sq.Ft	Mt	Sq.Ft	Mt	Sq.Ft	Mt
2 BHK Premium	839.3 Sq.Ft	77.9 Mt	48.3 Sq.Ft	4.4 Mt.	887.6 Sq.Ft	82.3 Mt.
3 BHK Grande (A)	1012.7 Sq.Ft	94.0 Mt	48.3 Sq.Ft	4.4 Mt.	1061 Sq.Ft	98.4 Mt.
3 BHK Grande (B)	1019.5 Sq.Ft	94.7 Mt	48.3 Sq.Ft	4.4 Mt.	1067.8 Sq.Ft	99.1 Mt.

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# — TOWER E & F - LEVEL 9, 15, 19 —



CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
	Sq.Ft	Mt	Sq.Ft	Mt	Sq.Ft	Mt
2 BHK Premium	839.3 Sq.Ft	77.9 Mt	48.3 Sq.Ft	4.4 Mt.	887.6 Sq.Ft	82.3 Mt.
3 BHK Premium	1012.7 Sq.Ft	94.0 Mt	48.3 Sq.Ft	4.4 Mt.	1061 Sq.Ft	98.4 Mt.
3 BHK Grande	1026.2 Sq.Ft	95.3 Mt	111.7 Sq.Ft	10.3 Mt.	1137.9 Sq.Ft	105.6 Mt



# — TOWER F - REFUGE FLOOR 7,14 —



CONFIGURATION	RERA CARPET		RERA BALCONY AREA		TOTAL RERA CARPET	
	Sq.Ft	Mt	Sq.Ft	Mt	Sq.Ft	Mt
2 BHK Premium	839.3 Sq.Ft	77.9 Mt	48.3 Sq.Ft	4.4 Mt.	887.6 Sq.Ft	82.3 Mt.
3 BHK Grande (A)	1012.7 Sq.Ft	94.0 Mt	48.3 Sq.Ft	4.4 Mt.	1061 Sq.Ft	98.4 Mt.
3 BHK Grande (B)	1019.5 Sq.Ft	94.7 Mt	48.3 Sq.Ft	4.4 Mt.	1067.8 Sq.Ft	99.1 Mt.

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# — TOWER G & H - TYPICAL —



CONFIGURATION	TOTAL RERA CARPET	
2 BHK Optima	670.9 Sq.Ft	62.3 Mt.

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# — TOWER G & H - REFUGE FLOOR —



CONFIGURATION	TOTAL RERA CARPET	
2 BHK Optima	670.9 Sq.Ft	62.3 Mt.



# — SPECIFICATIONS - TOWER A & B —



## **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 or equivalent counter top with Italian marble flooring in master bedroom toilet & Premium quality antiskid vitrified tiles and Italian marble counter top 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 Kohler / Duravit / TOTO or equivalent make
- Bathroom CP fittings (Shower Mixer, Health Faucet and other CP fittings) of Kohler / Grohe / TOTO or equivalent make
- Geyser / 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 Kohler / Grohe / TOTO or equivalent 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 Godrej / Hafele or equivalent make

## **Electrical:-**

- Concealed electrical wiring in apartments with ISI marked copper wires
- Adequate Electrical Points of branded modular switches and sockets of Legrand / Schneider / Havells or equivalent 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 —



## **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 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 Otis/ Schindler/ Mitsubishi / Kone / Hyundai / Toshiba / ThyssenKrupp or equivalent.
- DG power backup for common areas and critical loads
- CCTV coverage of designated common areas

## **Fire Safety :-**

- All lift lobbies & common corridor 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 & still on 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 —



## **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
- Anti-skid vitrified tiles in the utility area

## **Toilet:-**

- Granite vanity with counter top wash basin in all the toilets
- Sanitary ware (wash basin, EWC) in all toilets of Kohler / Duravit / TOTO or equivalent make
- Bathroom CP fittings (Shower Mixer, Health Faucet and other CP fittings) of Kohler / Grohe / TOTO or equivalent make
- Geyser / hot water system and exhaust fan in all 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 Godrej / Hafele or equivalent make

## **Electrical:-**

- Concealed electrical wiring in apartments with ISI marked copper wires
- Adequate Electrical Points of branded modular switches and sockets of Legrand / Schneider / Havells or equivalent 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
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# — SPECIFICATIONS - TOWER C, D, E, F, G & H —



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- SS handrail or equivalent with safety glass for Balcony Railing

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- 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
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- CCTV coverage of designated common areas

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- Fully automatic fire protection system
- Fire hydrant and sprinkler at each floor as well as car parking areas in the basement & still on ground floor, including external yard hydrants as per norms.

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- 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.





**Shapoorji Pallonji®**



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

MahaRERA Registration Number: P5180002564. For Details, Visit: <http://maharera.mahaonline.gov.in>

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