

An island of luxury

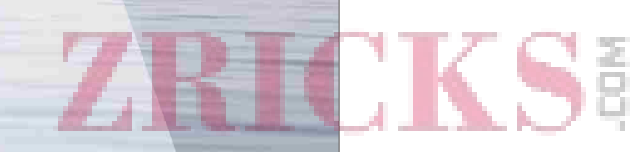
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The definition of a perfect home has evolved over time. It goes beyond providing a mere living space. It becomes a lifestyle statement.

Presenting Lodha Aqua: an urban township in Dahisar, planned like no other and spread across 11 acres. Where nature and the comforts of modern-day living strike a perfect balance. Where the sound of flowing streams and swaying trees calms you and lifts your spirit.

Lodha Aqua derives its name from one of nature's most pristine elements: water. The water-inspired landscape is punctuated by fountains and waterfalls, shimmering water bodies and streams - charming you with their fluid form and beauty.

The perfect haven for you and your family.

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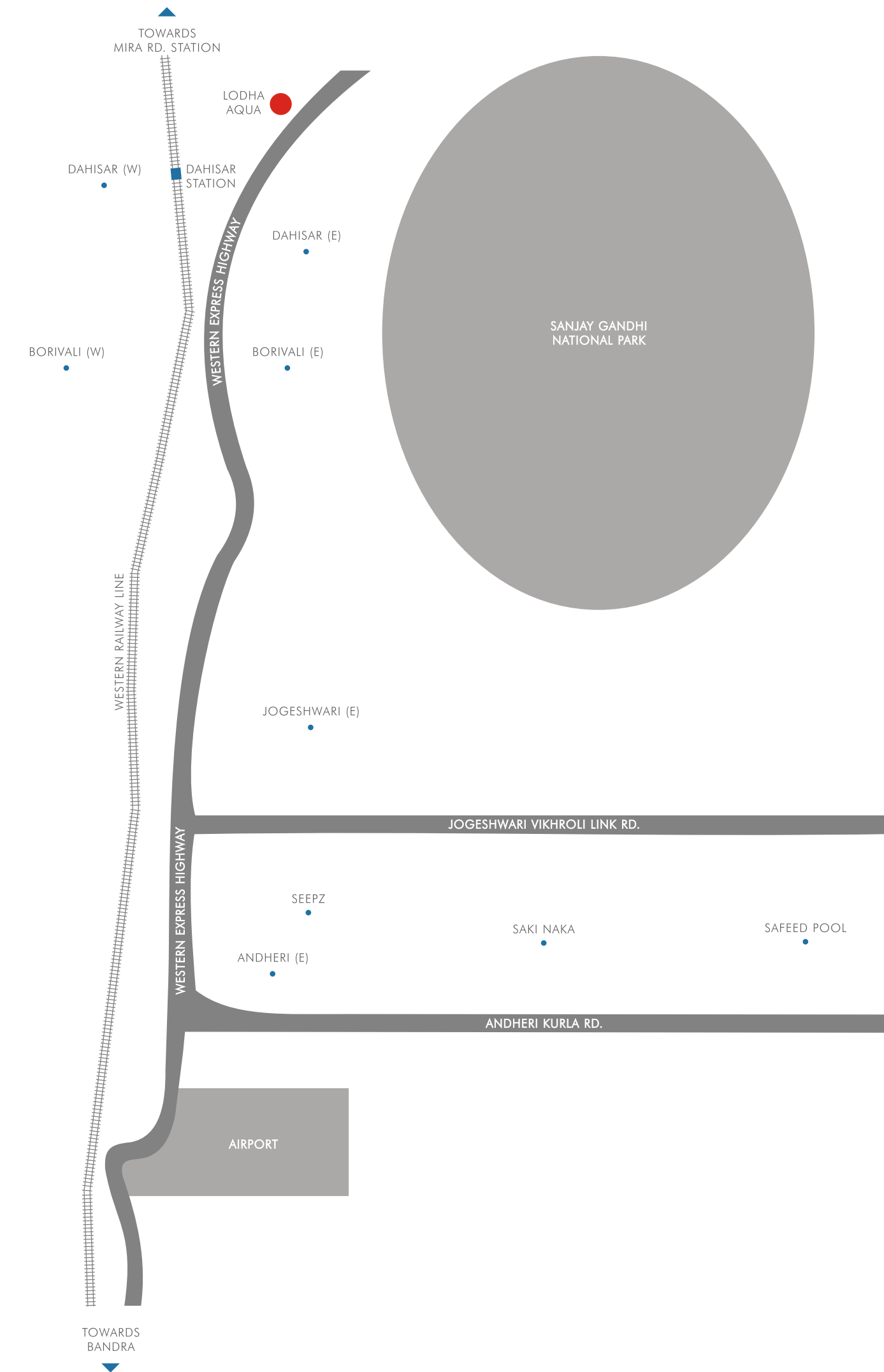
“The concept of Lodha Aqua was to go beyond providing just another spacious residential neighbourhood. The endeavour was to combine luxury with innovative planning and infrastructure to deliver an address that would provide the ideal living space.

What makes this particular township unique is the fact that it is housed on the largest podium in the western suburbs. And has been conceived around 3 axes - seamlessly integrating the elements of water, nature and social harmony. The distinctive water-inspired landscape has been designed exclusively by Sitetectonix, Singapore. I believe these factors have greatly contributed in giving the township an international, urban and contemporary edge - with vast expanses of green open spaces criss-crossed by flowing water, creating a soothing environment that makes you feel one with nature, yet puts every contemporary comfort at your feet.”

- Kiran Kapadia  
Architect

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LODHA AQUA: MAKING WAVES



Located on the Western Express Highway, this large acreage township is a mere 3 kilometres from the Dahisar and Mira Road railway stations, and 500 metres from the Dahisar Check Naka. Owing to its central location, Lodha Aqua is only a half hour away from Thane by road and a 20-25 minute drive from the Bandra Kurla Complex and international and domestic airports.

It is situated in the vicinity of six prominent ICSE schools: the Singapore International School, St. Mary's High School, St. Thomas High School, Swami Vivekananda Vidyalaya, VPM Vidya Mandir and the Rustomjee International School. While shopping is just across the road, at the Thakur Shopping Mall and Multiplex and India's largest mall, Balwas.

The upcoming Mumbai Metro Railway project will ensure Dahisar is easily accessible from locations like Mulund, Colaba and the Bandra Kurla Complex. To be developed in two phases, the first phase of the Metro, connecting Charkop and Dahisar, will be completed between 2011 and 2016. While the second phase, connecting Andheri and Dahisar, will be completed between 2016 and 2021.

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LOCATION



Lodha Aqua is, simply put, the complete lifestyle destination. It combines all the comforts, conveniences and luxuries of modern day living to create a world-class environment - where nature and urban living co-exist in perfect harmony.

#### A SCHOOL OF YOUR OWN

You will have your very own ICSE school at Lodha Aqua: the Chandresh Lodha Memorial School. A school designed to international standards and offering only the finest facilities and amenities, it will be fully functional by mid 2010 - providing your children with the finest education and recreational activities.

#### SHOP TILL YOU DROP

A retail mall is being developed adjacent to the township. This will cater to the discerning and varied lifestyle needs of its inhabitants, while offering some of the biggest international brands - accessories, apparel, footwear, provisions, you name it. While the food courts here will tempt you with a wide array of cuisine. And the best part is, you would have done all your shopping without even venturing out.

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THE COMPLETE LIFESTYLE DESTINATION



Lodha Aqua ushers you into its tranquil surroundings, and before you even realize it, you are transported to another world. Cascading waterfalls greet you at the entrance, and set the tone for what you are about to behold: a water-inspired landscape. Here, water takes myriad forms, fluidly shaping itself into reflecting pools and winding waterways, lily ponds and majestic fountains. While tree-lined avenues and open green spaces strike a harmonious chord with nature, to create a haven of tranquility.

- › Water-inspired landscape
- › Serene water bodies, waterways and water walls
- › International designer landscaping by Sitetectonix, Singapore
- › Wide internal roads and beautiful tree-lined avenues
- › Largest podium in the western suburbs spread over more than 20,000 sq. mtrs., housing a large central green spread over 16,500 sq. mtrs.

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FLOWING LANDSCAPE





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Set against this beautiful backdrop are 11 towers that form part of four unique clusters: Pacifis, Atlantis, Artica and Antartica - names inspired by the oceans of the world. Each tower rises majestically into the sky - overlooking meandering pathways and sparkling water bodies that capture the charm and unspoiled beauty of this township.

Recreational facilities at Lodha Aqua cater to the needs of mind, body and soul. The grand clubhouse comes with a fully equipped gym, swimming pool and indoor games arena. For those in pursuit of spiritual solace, the meditation pavilion is only a short walk away. While facilities for cricket and badminton provide sports enthusiasts an active way to spend their evenings.

#### CLUBHOUSE

- › Swimming pool (one each for adults and kids)
- › Fully equipped gym
- › Jacuzzi
- › Steam
- › Multipurpose party hall
- › Party lawn
- › Children's crèche
- › Indoor games (TT, Chess, Carrom)
- › Cards room
- › Snooker / Pool room
- › Lounge and TV room
- › Library
- › Business center

#### SPORTS AND RECREATION

- › Cricket pitch with amphitheatre style seating
- › Badminton court
- › Jogging track
- › Volleyball-cum-basketball court

#### OTHER FACILITIES

- › Ganesha Temple
- › Meditation pavilion
- › Bus service to Dahisar railway station
- › Senior citizens' corner
- › Large landscaped garden & open areas
- › Picnic and cookout point
- › Play area with sandpit and slides

LUXURY ON THE OUTSIDE



Eleven elegant 14-storey towers stand elevated on a large, landscaped podium. Here, lavish 2 and 3 bedroom apartments provide unsurpassed comfort. Quality and luxury extend beyond the stunning interiors and panoramic views, to provide a living experience that is complete and luxurious in every respect.

#### TOWER FEATURES

- › Palatial entrance lobby, finished to 5-star standards with Italian marble - and other exclusive fittings
- › High-speed automatic elevators from Schindler/Otis<sup>o</sup>
- › Basement + Podium + Stilt + 14 floors
- › 4 apartments per floor
- › Separate drop-off for each wing
- › Well-decorated elevator lobby

#### APARTMENT FEATURES

- › Italian marble flooring in entire home<sup>^</sup>
- › Fully-air conditioned homes<sup>^</sup>
- › Vaastu compliant layout
- › Cross-ventilation in all apartments
- › Floor to floor height of 9'6"
- › Separate 'puja' area in each home
- › Outer decks with wooden flooring and full-height French windows\*
- › American Kohler sanitary fittings
- › Mineral water<sup>oo</sup> on tap in every kitchen

- › Piped gas in every kitchen
- › Entrance lobbies\*
- › Large living rooms with separate dining area\*
- › Separate utility and storage area in each home
- › Bathrooms finished with designer tiles and fittings
- › Geysers in all bathrooms\*\*

#### SECURITY

- › Controlled access to complex with guest checking and monitoring
- › CCTV monitoring of common areas
- › Swipe card access to the building lobby
- › Video doorphone in each home
- › Integrated Security Management System for the entire complex
- › Emergency alarm in each home, monitored 24/7 by security personnel
- › Gas detector in each kitchen

#### PARKING

- › The podium and the basement provide for ample car parking.

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<sup>o</sup> Or equivalent <sup>oo</sup> Purified drinking water <sup>\*</sup> In select apartments <sup>\*\*</sup> Except powder toilet and servant's toilet  
<sup>^</sup> Except kitchen, bathrooms & service areas

LUXURY ON THE INSIDE



For those seeking an even higher indulgence, we offer eleven duplex garden residences. Perched on the beautifully landscaped podium, these airy residences open out on to a private garden, creating the exclusivity of a garden villa.

Every detail has been carefully considered. From full-height French windows and wide sun decks to Italian marble and international designer fittings, Lodha Aqua will exceed the expectations of the most discerning.

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Except kitchen, bathrooms & service areas

#### FOR THE FIRST TIME IN DAHISAR

- › Duplex garden residences that open out on to a private garden
- › Italian marble flooring\* in entire home
- › Fully-air conditioned homes\*

THE EPITOME OF LUXURY: GARDEN RESIDENCES



LEGEND

1. Water feature at entrance/Bus shelter
2. Guard house
3. Drop-off water wall and screen wall
4. Passive water axis - shallow pool with planter
5. Garden axis
6. Social axis
7. Multi-purpose lawn
8. Clubhouse
9. Playground
10. Water wall/Feature pool
11. Timber pool deck
12. Adult's pool with water spigots
13. Children's pool with water spigots
14. Courtyard
15. Reflecting pool
16. Shallow pool
17. Volleyball/Basketball/Badminton
18. Amphitheatre steps
19. Cricket pitch
20. Feature wall
21. Temple
22. Lily pond
23. Meditation pavilion

MAIN ENTRANCE



MAIN ENTRANCE WATER FEATURES

PACIFIS A-C (FRONT VIEW)



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PACIFIS A-C (REAR VIEW)



GRAND CLUBHOUSE



VIEW FROM CLUBHOUSE

BASKETBALL COURT



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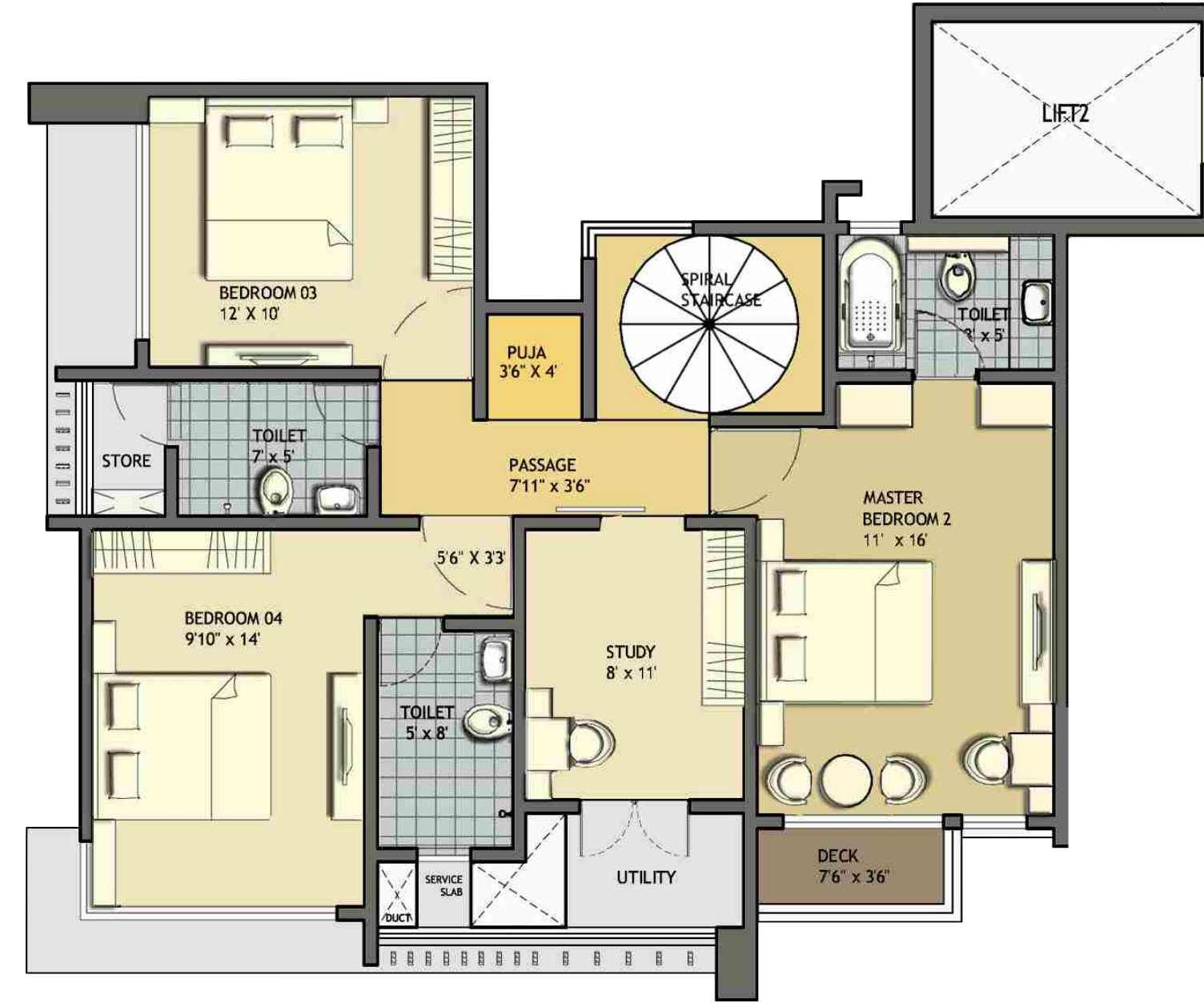
VIEW FROM MEDITATION PAVILION



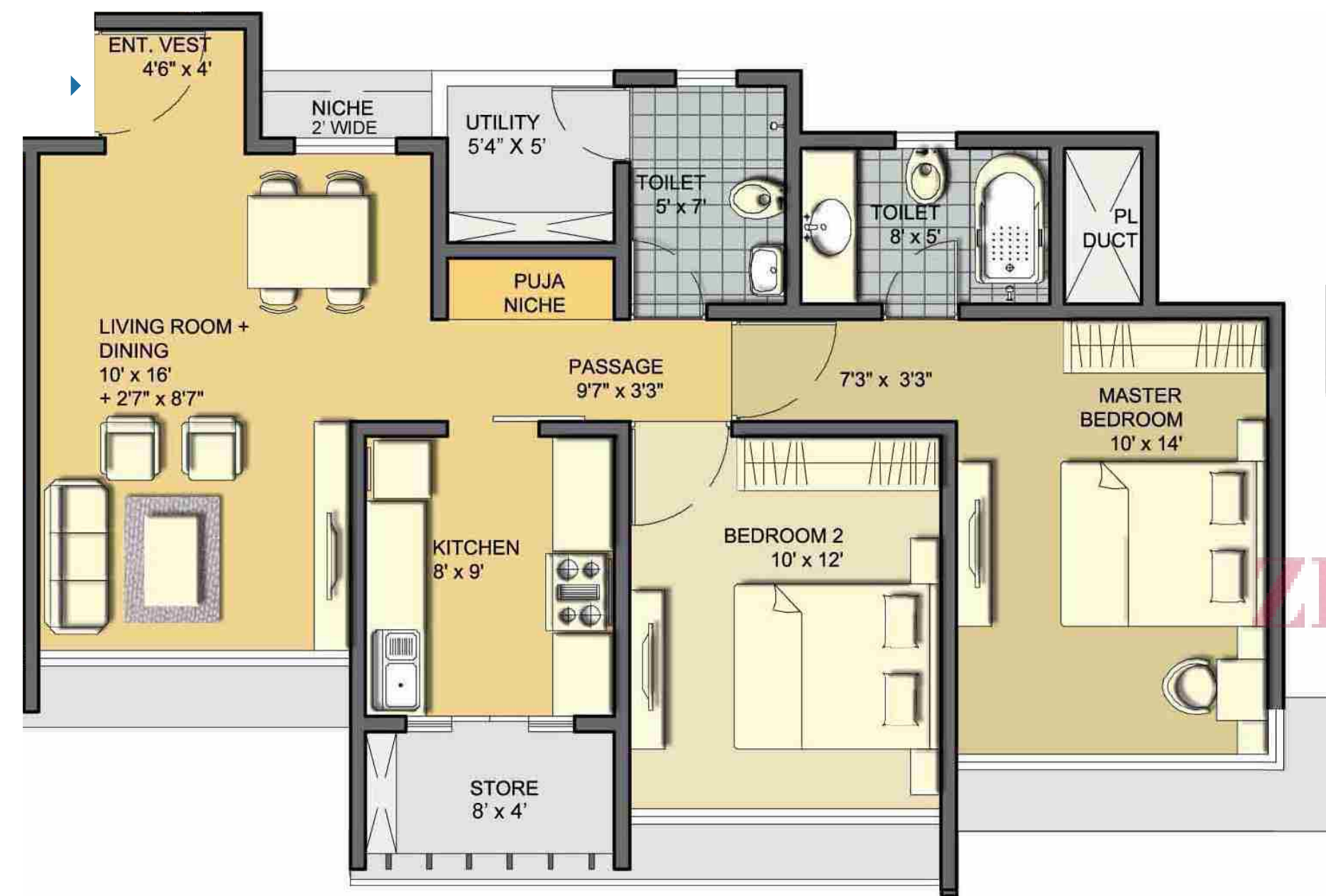
DUPLEX GARDEN RESIDENCE (LOWER FLOOR PLAN)



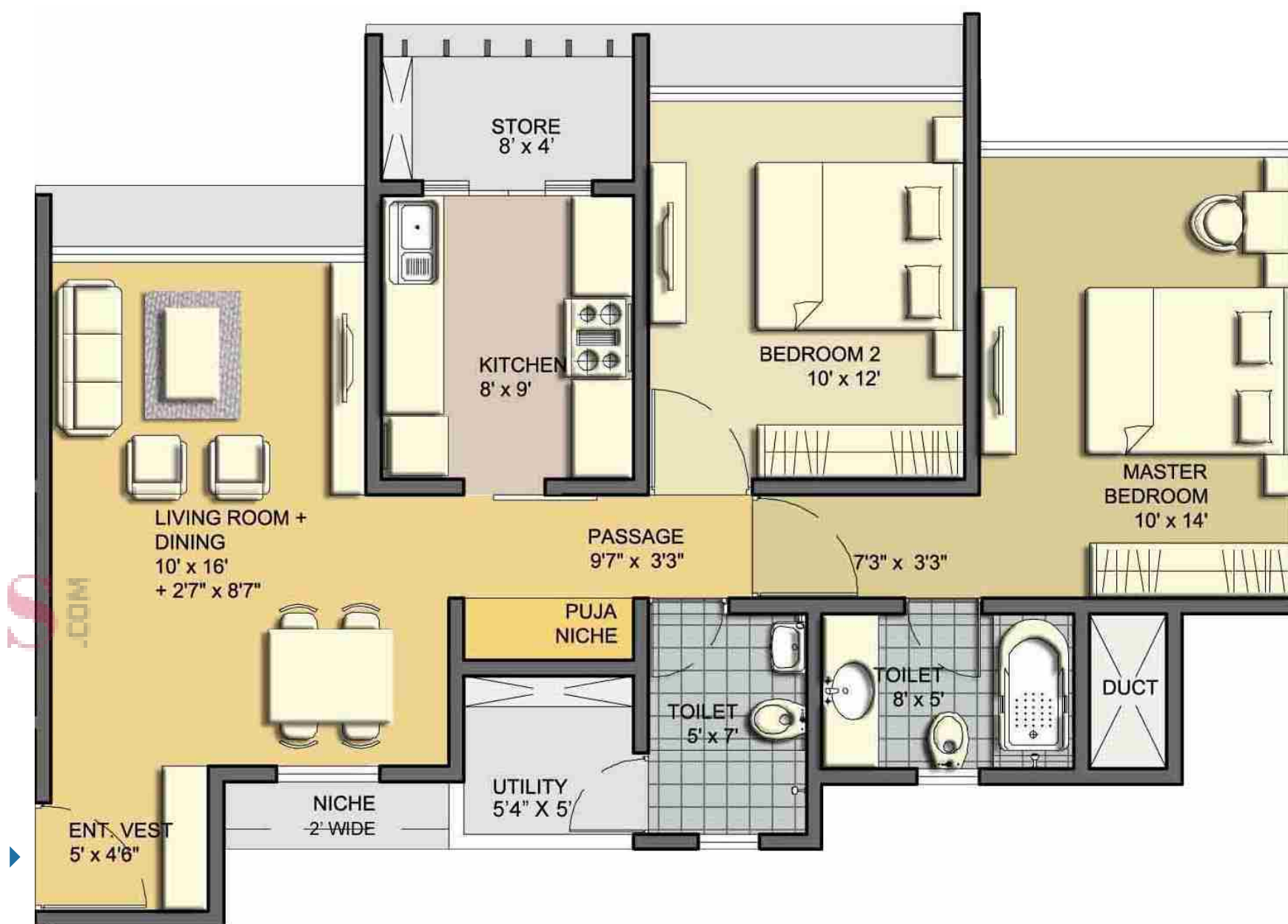
DUPLEX GARDEN RESIDENCE (UPPER FLOOR PLAN)



2 BHK RESIDENCE - TYPE A



2 BHK RESIDENCE - TYPE B





Over the last 27 years, the Lodha Group has consolidated its reputation as one of Mumbai's premier real estate developers. Till date, the Group has built and delivered 7.2 million sq.ft. in India's most demanding market: Mumbai.

Today, the Group provides stylish and comfortable living to over 12,000 families across Mumbai. From luxury garden residences in South Mumbai to large integrated townships in the suburbs, Lodha caters to diverse consumer needs across all segments - and is the only real estate developer that serves the entire spectrum of the real estate market.

Currently growing at 100% annually, with an annual turnover of over Rs.1000 crore, Lodha ranks among Mumbai's top 3 developers.

The group develops residences, offices, IT parks and weekend retreats, across prime locations in Mumbai. Having established itself in Mumbai, Lodha is now spreading its wings to other rapidly developing metros in Southern and Western India.



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The Group seeks to build a better life for its customers, leveraging its core strengths - the 5 Ls of Leadership, Luxury, Lifestyle, Location and Legacy - to create landmarks of exemplary quality and design that benchmark the highest standards of international living.

#### OTHER ONGOING PROJECTS

Lodha Solitaire, Napean Sea Road  
Lodha's Château Paradis, Worli Seaface  
Lodha Palazzo, JVPD Scheme, Juhu  
Lodha Bellissimo, Mahalaxmi  
Lodha Grandeur, Prabhadevi  
Lodha Paradise (Phases I, II and III), Thane  
Lodha Goldcrest, Lonavala  
Lodha Imperia, Bhandup  
Lodha Luxuria, Thane  
iTHINK Techno Campus, Kanjurmarg

#### UPCOMING PROJECTS

Apartments at Walkeshwar, Prabhadevi, Bhandup, Mulund, Dahisar, Thane  
Bungalows at Thane, Dombivili  
Offices at Mahalaxmi, Parel, Thane

VISION: BUILDING A BETTER LIFE



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**ARCHITECTURAL DESIGN: KAPADIA ASSOCIATES, MUMBAI**

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, they combine a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards across various realty verticals.

**LANDSCAPE DESIGN: SITECTONIX, SINGAPORE**

Established in 1995, Sitectonix is a professional consulting firm based in Singapore - providing landscape design and planning. Their work has been acknowledged and acclaimed the world over, with numerous international awards to their credit. They have a significant portfolio which includes the Anglo-Chinese School, Singapore, Far East Square, Singapore, ITE First Regional Campus, Singapore, Kanuhura Beach Resort, Maldives, Hotel Sofitel Central, Hua Hin.

**STRUCTURAL CONSULTANTS: EPICONS CONSULTING**

One of the leading engineering consultancy firms in Mumbai, Epicons Consultants has been in the field of civil engineering for over two decades. Their work includes residential apartments, IT parks, hotels, malls, multiplexes, and industrial plants.

CONSULTANTS

#### CORPORATE OFFICE

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N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India  
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E-mail: [aqua@lodhagroup.com](mailto:aqua@lodhagroup.com) | Web: [www.lodhagroup.com](http://www.lodhagroup.com)

#### SITE OFFICE

Lodha Aqua,  
Simplex Mills Compound, Opposite Thakur Mall,  
Western Express Highway,  
Near Dahisar Check Naka, Dahisar (E).



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