

LODHA

Ab Khushiyon mein
no compromise.

Jiyo Toh Aise


CROWN
LODHA QUALITY HOMES
TALOJA ROAD

Site Office: Crown Talaja, Talaja Bypass road
Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai- 400011.


CROWN
LODHA QUALITY HOMES
TALOJA ROAD





**WORLD'S FINEST
DEVELOPMENTS.
BROUGHT TO YOU BY
INDIA'S NO.1[^]
REAL ESTATE DEVELOPER.**

Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 smart city with the highest liveability quotient*** – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that benchmark the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to build a better India, every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the league of the world's finest.

Today, Lodha is India's No.1* real estate developer. The company has clocked sales of over ₹50,000 crore in last 7 years. We have delivered an area of 8.5 crore sq. ft.** and have 40 ongoing projects and 24 planned projects. Our team of 3,000 associates works relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, deploying the best people and processes, being nimble to the needs of our consumers, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – with self-contained eco-systems, great outdoor spaces, and robust infrastructure, bringing every facility and convenience to the doorstep.

Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together to create the best value for our customers across residential, retail and office spaces – winning their trust and appreciation, time after time.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet, and our society. We are committed to being a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than one.

*By residential FY16-22. | **85 million or ~8.5 crore square feet completed till March 2022.
***Ranked by JLL (2017).



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



The World Towers
One of India's most iconic addresses



No.1 Grosvenor Square
The world's most desirable address

**NET POSITIVE.
BECAUSE TOMORROW
SHOULD BE
BETTER THAN TODAY.**

Buildings and infrastructure can leave an imprint on the planet that can last for decades – much longer than cars or electronic devices. This is why, building smartly and sustainably is the key to ensuring a better world for us and future generations. As India's No.1 developer, we have taken the lead to ensure that our impact on our environment and society is net positive.



ADVANCED TECHNOLOGIES

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

NET ZERO CARBON BY 2035

Lodha is committed to reducing its scope 1 and 2 carbon emissions significantly, and intends to be a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We are working closely with global experts, including the Rocky Mountain Institute (Colorado, USA) to achieve these goals and set a global benchmark for sustainable development.

SOCIAL HOUSING

We are building hundreds of homes, which will be given to families in need at a nominal cost. The desire for home ownership is universal and by offering good quality housing to the weakest economic strata, we plan to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

The world's finest developments are built by individuals who stop at nothing to ensure that every detail is perfect. To us, our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices by bodies like BSI for Occupational Health & Safety Management System (OSHAS).

THE JOYOUS LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Be it locations with excellent connectivity, or thoughtfully planned and designed residences – every aspect and detail ensures you spend your time meaningfully, and create joyful memories in the company of your loved ones.



SERVICES THAT REVOLVE AROUND YOU

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Be it easing your shift into your new residence, fixing any issues, or curating events and experiences to bring delight to your family – everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



BADGE OF PRESTIGE

When you live in a home delivered by India's No.1 real estate developer, you are assured world-class design, the highest standards of quality and service, and a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live joyfully, and also with a sense of pride, knowing you live in a home at par with international standards.

CROWN TALOJA

EXPERIENCE
NO COMPROMISE LIVING.

Mumbai – the dream city. A city where every hardworking family dreams to have their own home. In the past, this dream has been spoilt by high property prices forcing middle class families to accept a compromise either in the location or the quality of the development, and often, both. Lodha, India's No.1 real estate developer, presents Crown – a brand of truly affordable homes that will ensure that every hardworking family in the Mumbai Metropolitan Region (MMR) can live the life of their dreams, in a home that fills them with pride, at locations which ensure convenience and easy commutes. Jiyo toh aise!

Leveraging Lodha's scale, engineering and design capabilities and purchasing power, Crown is able to provide world-class living to families at prices which are unheard of, offering amenities and the international lifestyle every hardworking family deserves. Designed with great attention to detail, every sq. inch of your dream home is efficiently used. Learning from global techniques of creating high quality and yet affordable homes in expensive cities like London, New York and Hong Kong, Crown provides world-class living at unheard of prices at the most convenient locations in the MMR.

With timely delivery, and the highest standards of quality, Crown is now trusted by over 5000 families. Sealing the truth that buying a Crown home is a gift of happiness; a step towards a secure future with your family.

The Crown Promise: No more compromise

HIGH QUALITY, TRULY AFFORDABLE HOMES

- Homes between ₹ 35 L – 90 L, perfect for families who earn ₹ 50,000+ pm
- World-class lifestyle with global design, amenities and finishes
- Designed with great attention to detail – every inch counts

WORLD-CLASS LIVING

- Gated developments with world-class amenities
- Environmentally sustainable development with waste water recycling, rain water harvesting and solar panels^{^^}
- Reasonable maintenance charges

CONVENIENT LOCATIONS

- Locations with good road and rail connectivity enabling you to minimize commute time
- Complete eco-system including shopping, schools, and medical facilities within walking distance
- Bus service to nearby railway stations and job hubs

**Ab Khushiyon mein
no compromise.**



CROWN
LODHA QUALITY HOMES

TALOJA ROAD





A LIFESTYLE THAT YOU DESERVE

High-quality homes with a great lifestyle

- World-class lifestyle with global design, amenities and finishes
- Designed with great attention to detail – every inch counts

Convenient locations

- Locations with good road and rail connectivity enable you to minimize commute time
- Complete eco-system including shopping, schools, and recreational facilities within walking distance
- Bus service* to nearby railway stations and job hubs

Truly affordable prices

- All-inclusive prices that include GST, Stamp Duty and Maintenance charges*

EXPERIENCE THE BEST AT CROWN TALOJA.

Crown Taloja, Lodha's latest project is a premium neighbourhood that leaves no stone unturned to ensure that you live a no-compromise lifestyle. It comprises of a self-sufficient ecosystem that includes a grand clubhouse, a world-class school, retail, and wide landscaped surroundings.

Our endeavour has been to create a legacy that will enrich people's lives. Our vision has been to create a community where people can live, play and learn in a safe and secure environment. That's exactly what Crown Taloja represents.



GREAT CONNECTIVITY



All distances stated in minutes are estimated travel time on 2-wheeler during normal traffic

EXPERIENCE BETTER CONNECTIVITY.

Feel closer than ever with several options to pick from while travelling in and around the city. Experience seamless connectivity with dedicated bus services* from your home to nearby stations and work hubs in Dombivli and Talloja.

Road:

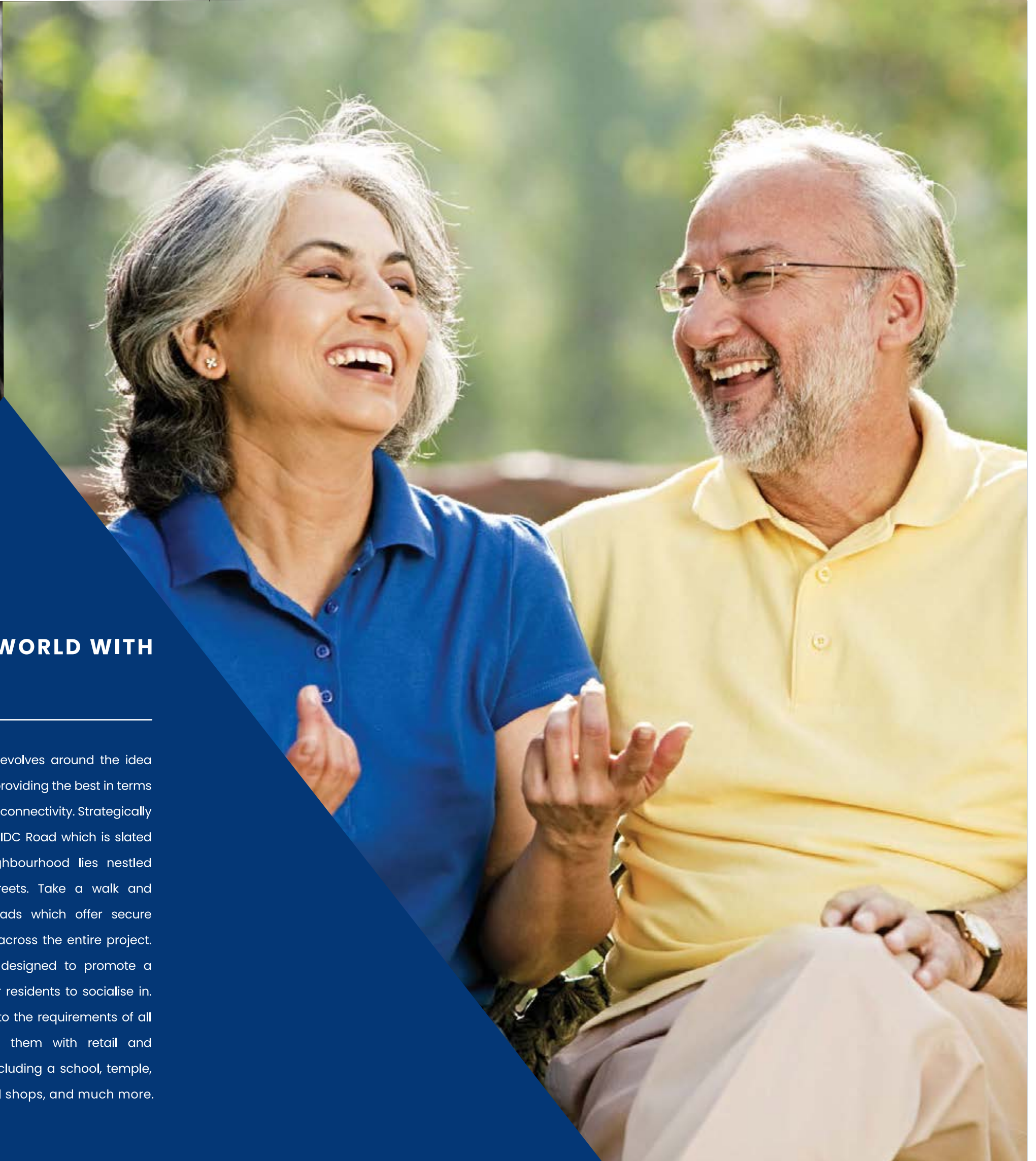
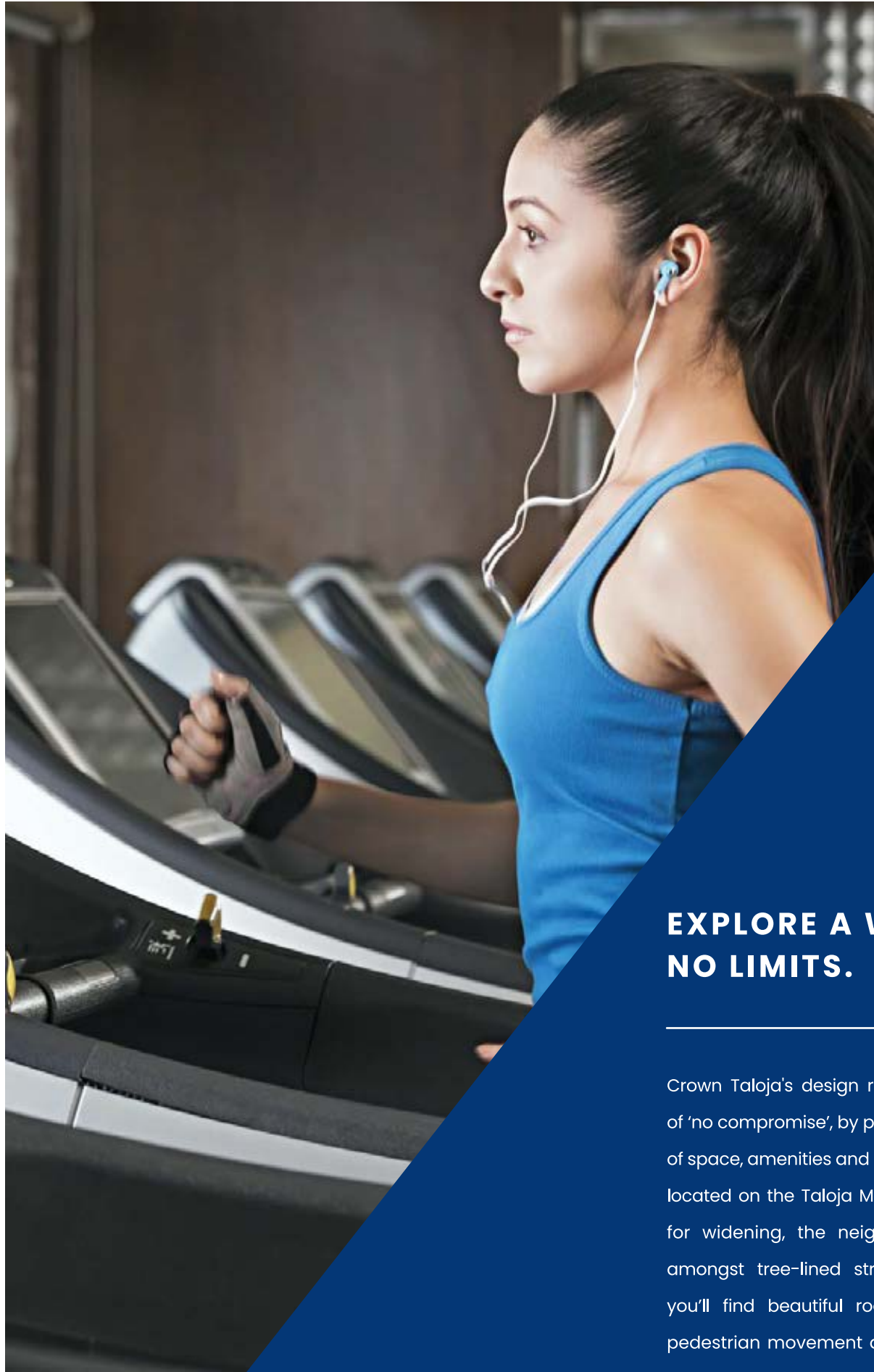
- Located next to 4-lane Talloja Road
- Just 10 mins~ from Kalyan-Shil Road (Premier Colony Ground) through the 6-lane Central Avenue
- Easy connectivity to Ambernath-Badlapur Road

Railway:

- 30 min~ from Dombivli station (Central Line) and Talloja station (connects Harbour Line via Panvel)
- 20 min~ from Nilje station (connects Western Line via Vasai Road)
- Close to the metro stations on the upcoming Kalyan-Talloja Metro line

Metro Line:

- Close to the metro stations on the upcoming Kalyan-Talloja Metro line
- A new rail corridor is being built between Panvel and Virar
- Upcoming Virar-Alibaug Multi modal Corridor
- Upcoming Airoli-Katai Naka Freeway (via Parsik hill)



EXPLORE A WORLD WITH NO LIMITS.

Crown Taloja's design revolves around the idea of 'no compromise', by providing the best in terms of space, amenities and connectivity. Strategically located on the Taloja MIDC Road which is slated for widening, the neighbourhood lies nestled amongst tree-lined streets. Take a walk and you'll find beautiful roads which offer secure pedestrian movement across the entire project. The vicinity has been designed to promote a friendly environment for residents to socialise in. The design also caters to the requirements of all age groups, providing them with retail and recreational facilities including a school, temple, grand clubhouse, retail shops, and much more.

FIND IT ALL IN YOUR NEIGHBOURHOOD.

At Crown Taloja, you'll find a wide range of high-quality amenities that cater to the requirements of residents across all age groups. Whether it's relaxing in style at the 15,000 sq. ft. grand clubhouse or securing the best of education for your children, there's so much on offer right outside your home.



FIND THE BEST OF EDUCATION AT A WORLD-CLASS SCHOOL.

Be assured of good quality education for your kids, with a world-class SSC school¹ located right next to your home. Why go anywhere else? And the good news is that the school is already operational upto X grade.





FIND YOUR GREAT ESCAPE AT THE GRAND CLUBHOUSE.

After a long day's work, treat yourself to a relaxing swim or sweat it out at the fully equipped gym. Enjoy a game of chess at the indoor games area or celebrate occasions at the party hall. Whatever your plans may be, the clubhouse has space for them all.

Actual Shot



Actual Shot

FIND PEACE AND TRANQUILITY AT THE GANESHA TEMPLE.

At Crown Taloja, we plan things thoughtfully, making sure your every need is fulfilled. Find divine solace at the beautifully designed Ganesha temple, made especially for your prayers and spiritual enrichment.

ENJOY A LEISURELY SPRAWL IN THE GARDEN.

Crown Taloja's unique location gives it the advantage of being surrounded by nature on all sides. The development has ample greens that provide you with enough space to take in the clean fresh air.



**EVERYTHING YOU NEED,
WITHIN YOUR REACH.**

Step outside and you'll find all your daily necessities in the vicinity, with a retail store right around the corner.





ENJOY A DAY OUT WITH THE KIDS.

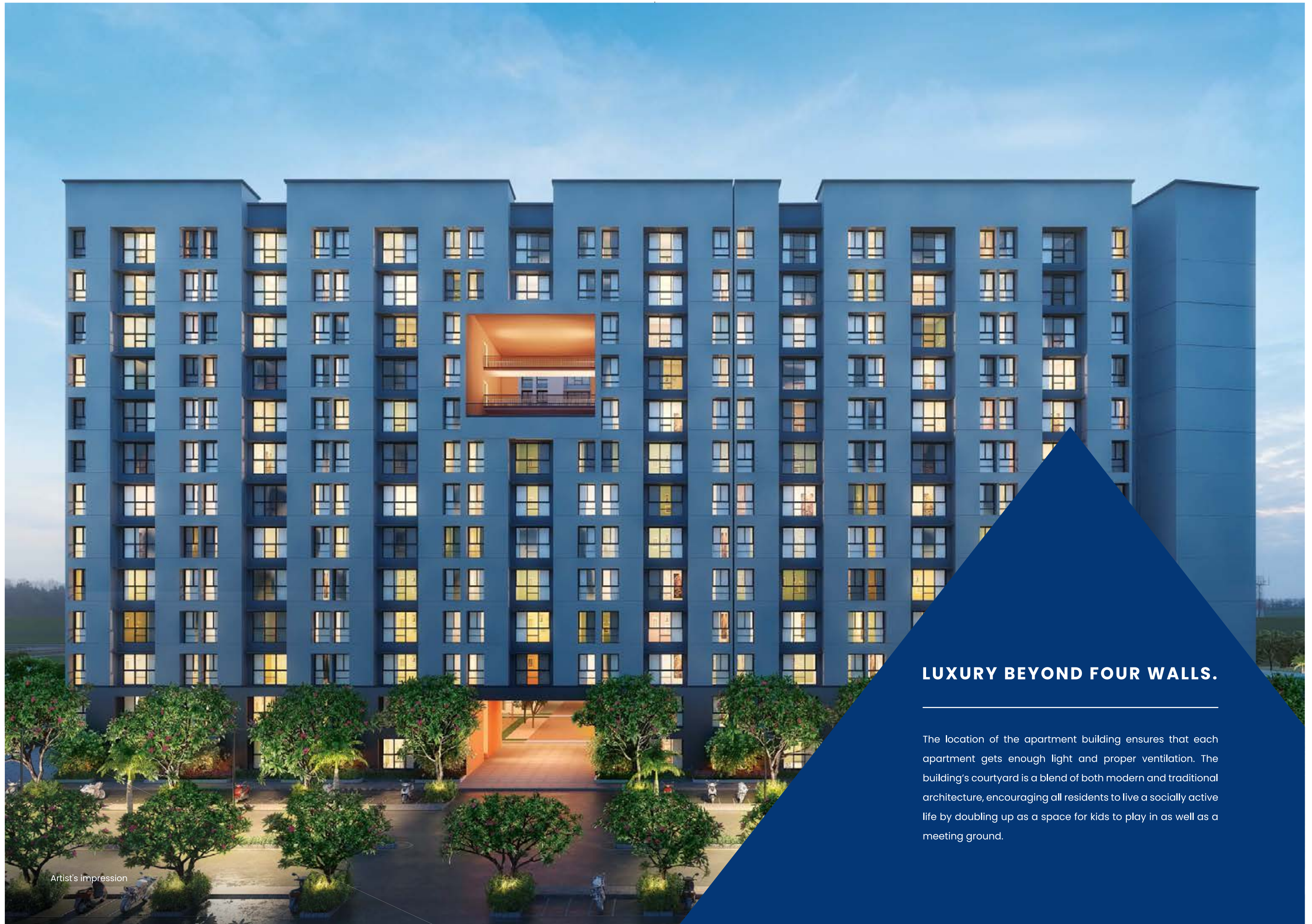
Step back and watch your kids experience the childhood you've always wished for them. At the fully-equipped kids play area, your kids can run wild and free, exploring exciting new adventures, and making fun memories along the way.



Artist's impression

HOLD GATHERINGS AT THE GARDEN COURTYARDS.

At Crown Taloja, we have also ensured that you get the perfect space to meet and spend quality time with your friends. Beautifully landscaped courtyards, along with seating options for senior citizens, are the best place for you to spend your evenings socialising.



LUXURY BEYOND FOUR WALLS.

The location of the apartment building ensures that each apartment gets enough light and proper ventilation. The building's courtyard is a blend of both modern and traditional architecture, encouraging all residents to live a socially active life by doubling up as a space for kids to play in as well as a meeting ground.

ENJOY CONVENIENCE AT ITS BEST.

A lot of planning has gone into building our towers because we believe there should be no compromises when it comes to your comfort. Along with the beautiful entrance lobbies, you will also have access to two automatic elevators, in each building, as well as parking. The towers are also equipped with special ramps for differently-abled. All of this ensures that your every need is fulfilled.



HOMES THAT COMPLETE YOU.

With homes thoughtfully designed to cater to your needs, Crown Taloja lives up to Lodha standards in every way. Cleverly designed to make use of every inch of space, you receive a quality home at an affordable price.



**PLANNED TO MEET
ALL YOUR NEEDS,
AND THEN SOME MORE.**

Our smartly designed homes await your arrival. Experience smooth Marbltal vitrified flooring, superior quality fittings, and premium finishes in each room. To provide you with the convenience you desire, we've added separate wardrobes in all your air-conditioned* bedrooms so that you have the space you need. Our homes are planned to be Vastu-compliant, ensuring you a life of comfort and happiness. That's not all, since we've left the best for last. Be amazed by the serene views of the garden and tree-lined streets from the comfort of your home through full-height windows*. At Crown Talaja, experience no-compromise living at its best.



AT CROWN TALOJA, SAFETY AND SECURITY ALWAYS COME FIRST.

Safety and security are of utmost importance at Crown Taloja. That's why advanced technologies and trained personnel monitor the project around the clock.

- Gated community with security cabin and boom barrier at the entrance of the neighbourhood
- International quality security monitoring with CCTV surveillance
- Access-controlled entrance lobbies
- Intercom for each residence
- Emergency exits with a fire alarm system in lift lobbies





24X7^s WATER

Continuous water supply is truly a necessity, and measures have been taken to make sure it's of utmost importance. There is a provision of STP for water conservation and an underground tank for flushing and firefighting.



24X7⁵ ELECTRICITY

Live comfortably and securely as you'll have 24x7⁵ electricity. There is a generator backup for critical systems like fire lifts and staircase emergency lighting.



PLANS



LEGEND:-

- 1. MAIN ENTRANCE
- 2. CLUB HOUSE
- 3. SCHOOL
- 4. TEMPLE
- 5. CHILDREN'S PLAY AREA
- 6. COURTYARD GREENS
- 7. LANDSCAPED GREENS
- LAND NOT OWNED

LARGER LAYOUT IS SUBJECT TO NECESSARY LAND ACQUISITION AND REGULATORY APPROVAL

MASTER PLAN AS ON DATE 10-07-2021

MASTER PLAN



- LEGEND**
- 1. ENTRANCE
 - 2. CLUB HOUSE
 - 3. SCHOOL
 - 4. SPORTS COURTS
 - 5. TEMPLE
 - 6. BUILDING DROP OFF
 - 7. CHILDRENS PLAY AREA
 - 8. LAWN
 - 9. PLAZA WITH SEATING
 - 10. WALKWAY / JOGGING TRACK
 - 11. SENIOR CITIZEN SIT OUT
 - 12. BOX CRICKET
 - 13. SEATING PODS
 - 14. FUTURE DEVELOPMENT
 - 15. EXISTING STRUCTURE
- Larger layout is subject to necessary land acquisition and regulatory approvals.
Master plan as on Date -20-04-2022

MASTER PLAN

LARGER LAYOUT IS SUBJECT TO NECESSARY LAND ACQUISITION AND REGULATORY APPROVAL.



TYPICAL FLOOR PLAN VIOLET G



**TYPICAL FLOOR
PLAN
VIOLET H**



COURTYARD GREENS

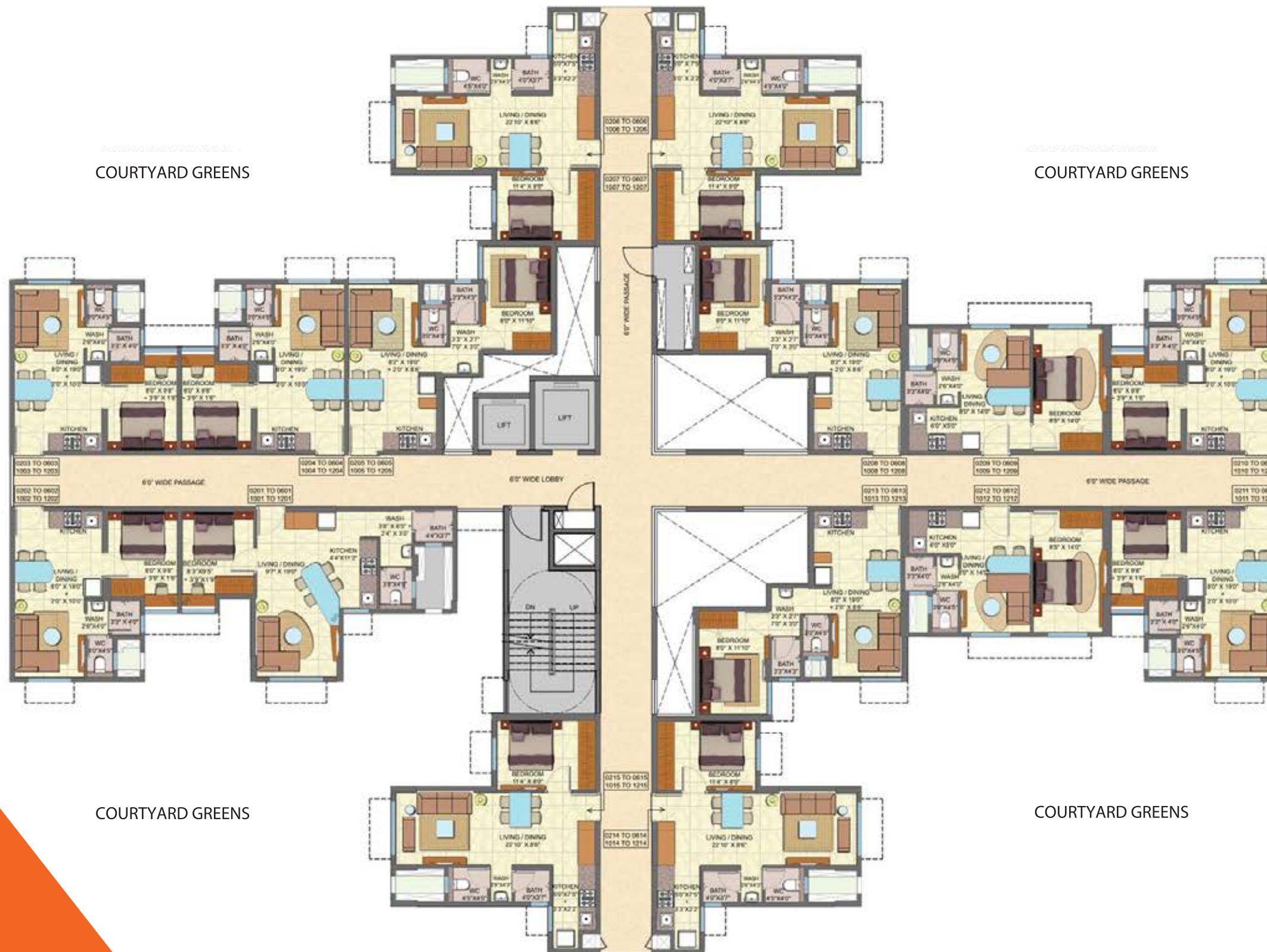
TREE LINED STREET

TREE LINED STREET

TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 12TH) - JASMINE A



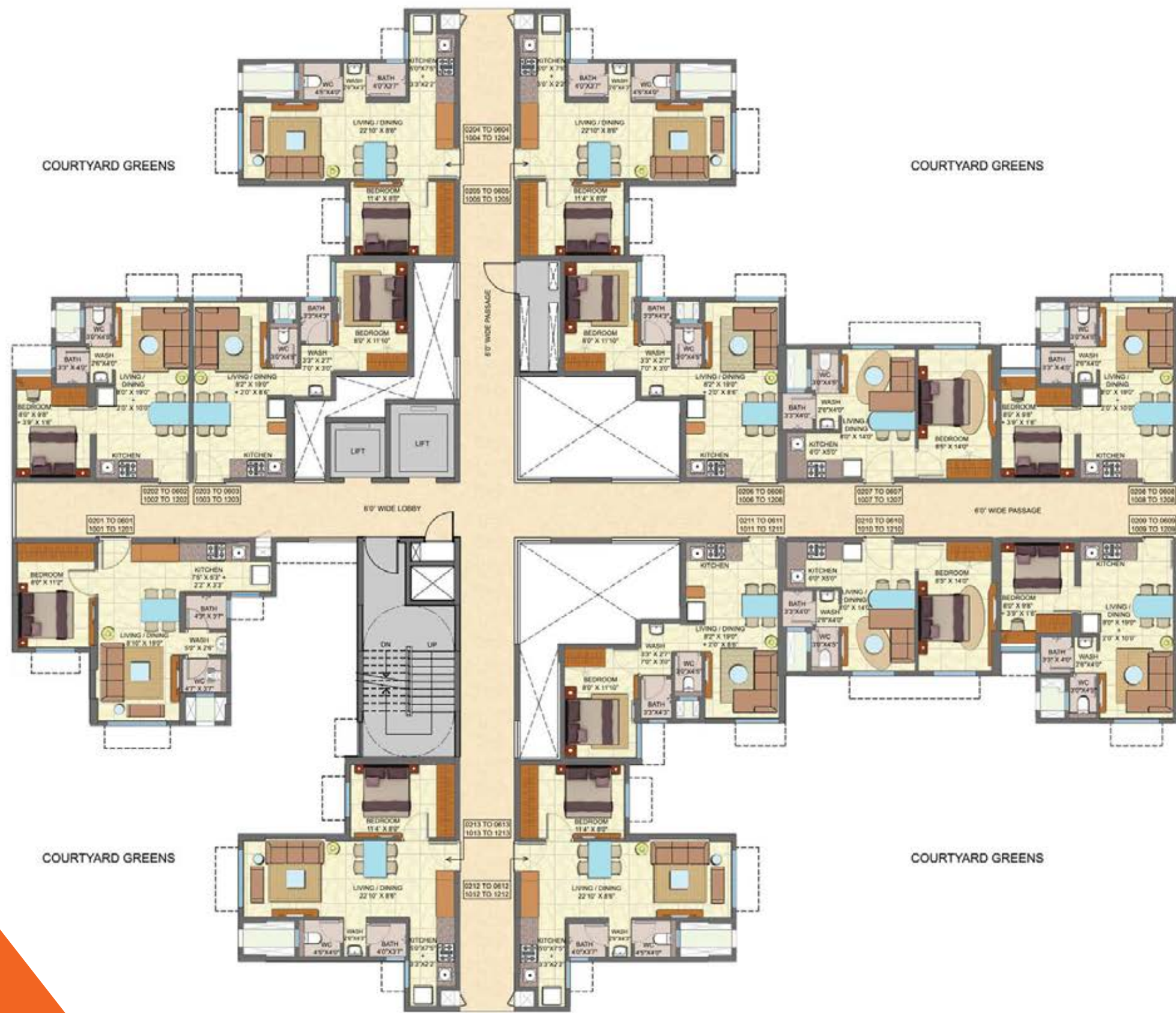
**TYPICAL FLOOR
PLAN
JASMINE A**



TYPICAL FLOOR PLAN (2ND TO 6TH, 10TH TO 12TH) - JASMINE H

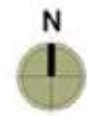


**TYPICAL FLOOR
PLAN
JASMINE H**



**TYPICAL FLOOR
PLAN
JASMINE I**

TYPICAL FLOOR PLAN (2ND TO 6TH, 10TH TO 12TH) - JASMINE I





TOWER - A 
 TYPICAL FLOOR PLAN
 1ST TO 7TH, 9TH TO 12TH & 15TH FLOOR PLAN

**TYPICAL FLOOR
 PLAN
 PEARL A**



305 Sq.Ft



334 Sq.Ft

**1 BHK
UNIT PLAN**



435 Sq.Ft



479 Sq.Ft

**2 BHK
UNIT PLAN**

PARTNERS

MASTER ARCHITECT

BDP is an international inter-disciplinary design practice with a design ethos of 'Creating Places for People'. BDP's 1000+ employees are based in 13 locations around the UK with 6 international offices in The Netherlands, Ireland, India, Abu Dhabi, China, Singapore and Canada. Over the past 9 years, BDP has developed a strong presence in India where they have worked on a large number of projects encompassing master planning and landscape in various sectors. Notable work includes building design and master plan for educational campuses at IIT Mandi (Himachal Pradesh) and IIT in Jodhpur (Rajasthan). They have won over 700 design awards for their work across many sectors, including awards for work of unique scale and scope.

LANDSCAPE CONSULTANTS

Arguably the most influential design firm in India, Prabhakar Bhagwat Associates has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in many national and international publications; it has also been the recipient of several international awards.

STRUCTURAL CONSULTANTS

Epicons Consultants Pvt. Ltd. is a fast-growing professional consultancy firm established in 1985. The Company is managed by professionals with rich & diversified experience. The company operates in various fields like Architectural Design, Structural Design, Structural Audit, etc. The company has handled a variety of jobs of various magnitude situated at different locations over the last thirty years. The Company has to its credit more than 7300 professional assignments till date, which consists of almost all types of building structures.

MEP ENGINEERING

Micro Engineering is a Noida based Services Consultant firm with a highly qualified and professional team of HVAC, Electrical, Plumbing and Fire Fighting Engineers. The firm was established in 2011 with the aim of providing a one stop service to Clients. Micro Engineering has evolved an effective approach and methodology to ensure successful project execution and to ensure completion and commissioning in timely manner to meet the expectations of clients, while still maintaining control over the quality and cost of the project. Dedicated to engineering excellence, Micro Engineering provides a complete range of planning, engineering and project & construction management services for both natural and man-made environments.

DISCLAIMERS

Terms & Conditions Apply. | ¹By residential sales of FY16-22 | ²Only on select residences | ³With 98% reliability | ⁴above the height of 150mm from the finished floor level | ⁵Or equivalent. | ⁶Monthly services on a chargeable basis from the provider. | ⁷All distances stated in minutes are estimated travel time on a 2-wheeler during normal traffic ⁸coming shortly | The plans, layout, specifications, images, and other details herein are indicative, and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings/options may be available in limited units only or available at an additional price and are not part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient; Conditions apply; any sales/lease of any unit in this development shall be solely governed by the terms of the agreement for sale/lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. | Exceptions apply.

Further, the variance of +/-3% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. The plans contained herein are typical unit/-floor plans – please verify the exact plan and orientation of your unit before purchase. The garden units are entitled to exclusively use the area earmarked for the private garden, but ownership of the same shall be with the Ultimate Organization.

The project has been registered via MahaRERA registration number: P51700020381, P51700034753, P51700033960 available at website: <http://maharera.mahaonline.gov.in> |
Month of Printing: May'22