

GODREJ TWO

VIKHROLI, MUMBAI

A New Dream for Vikhroli

Vikhroli has always been integral to the Godrej Group's history. In the 1940s, my great-grandfather dreamed of creating a modern industrial township. He realized his vision by building world-class manufacturing facilities along with housing, schooling, and healthcare infrastructure for all Godrej employees. Vikhroli was one of a handful of examples – globally – of a thoughtfully planned industrial community that offered its workers holistic support and quality of life in a beautiful, natural setting.

We have embarked on the next phase of this vision, consciously heeding the values and goals that have defined us for over a century. We will expand his vision for the 21st century by developing Vikhroli into a fully integrated city-within-a-city. We will adhere to our long-held belief in quality by investing in the best global minds in design, urban planning, and construction. We will maintain our promise to sustain and emphasize the natural beauty of the site, so that Vikhroli remains proof that urban life and natural beauty can exist in perfect harmony.

The first phase of this development, The Trees, is a testament to this commitment. This development includes our global headquarters, Godrej One, and its counterpart, Godrej Two, while also offering world class residential, hospitality, retail and cultural facilities. But perhaps most uniquely, in the midst of a buzzing urban metropolis, Vikhroli offers a natural oasis with a mangrove reserve five times the size of London's famed Hyde Park – ensuring a lasting and deep connection to nature.

Three quarters of a century ago, it was my great-grandfather's goal to ensure Vikhroli was at the cutting edge. Today, we are proud to introduce The Trees, as an illustration that the Godrej family is as committed as ever to his vision. Godrej Two is another important step along this journey.

Pirojsha Godrej
Executive Chairman, Godrej Properties

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Chapter One

VIKHROLI

GODREJ ONE

The Vikhroli Mangroves

Vikhroli is a special place nestled amidst greenery and the largest mangrove belt in the city. With a green coverage five times the size of London's Hyde Park, Vikhroli offers unparalleled views and clean air.

70 Years of Godrej at Vikhroli

With a dream and vision to make some of the finest products in the world, Godrej set about transforming the land in Vikhroli when it moved its campus from Parel in the 1940s.

The first manufacturing plant was established in 1951. Ballot boxes used in Independent India's first elections came from Vikhroli. Production grew by leaps and bounds, with facilities making everything from locks and safes to soaps and components used in India's recent Mars mission. Godrej took pride in pioneering good manufacturing practices, making Vikhroli home to all things innovative and Indian.

With care and thought taken to provide a nurturing and holistic environment for all employees, a well laid out industrial township was created. Quality education, good healthcare and sound housing infrastructure were the building blocks of this township.

Ballot Box



Godrej Memorial Hospital

Tailoring class at Pragati Kendra for workers' spouses



Prajisha Godrej and others assessing the land in Vikhroli; Photo credit: Godrej Archives

THE BOMBAY CHRONICLE

Part of the Godrej Works at Vikhroli where the ballot boxes for the elections are being manufactured.

15,000 BALLOT BOXES A DAY

Production At Godrej's New Factory At Vikhroli

BOMBAY, Friday. An average of 15,000 ballot boxes a day is being manufactured at the Godrej Works at Vikhroli to supply with the voter for a total of 1,00,000 boxes required by 25 States for the forthcoming elections.

The design and construction of the ballot boxes are the result of long and successful experience and guidance by the engineers of the works and Godrej, Justice. The greatest type has been adopted because they have been found to be fully "magnificent" and "handy" and "easy" to use. The boxes will not be made only in Bombay.

Orders for the ballot boxes, which have been largely completed by the Chief Election Commissioner, Mr. Subramanian, have been received from the Government of Andhra Pradesh, Mysore, Bihar, West Bengal, Madhya Pradesh, Uttar Pradesh, Madhya Pradesh, and Bihar.

Disturbance at Congress Meeting

CALCUTTA, Dec. 14, 1951. Disturbances and disorder were caused in general at West Bengal Congress annual meeting at Calcutta, which was addressed by G.P. Chatterjee, Minister, Punjab, who is

British Rule Was Better, Says Jayaprakash

BOMBAY, Dec. 14, 1951. Mr. Jayaprakash Narayan, addressing a meeting of the Congress at Bombay, said that the Congress had not yet been able to solve the problem of the country's economic development. He said that the Congress should not be misled by the "leftists" who are trying to create a false picture of the country's economic situation. He said that the Congress should not be misled by the "rightists" who are trying to create a false picture of the country's economic situation.

EDUCATIONAL CESS ON BUCH

(From the Correspondence) KARACHI, Dec. 14. A special

News article published in The Bombay Chronicle dated 15th December 1951



Pandit Jaganlal Nehru typing on the Godrej all-Indian Typewriter at the Awaaz Congress in Madras. Photo published in The Times of India supplement in 1955



The Udayachal School

A Flourishing Community

Choose to be part of an evolving and engaged vibrant community. Reimagining your urban playground has never been so exciting. To get an idea of some of the things happening at Vikhroli, please check out the Godrej India Culture Lab at www.indiaculturelab.org

Vikhyat Cuckoo at the Imagine Studio



Polyculture to Sub-culture: A Public Address by Newness in Contemporary India.



India Culture Lab event - 'Lavan' workshop at the Imagine Studio



Vikram Seth's poetry reading at the Imagine Studio



The Trees community mangrove walk

The New Center of Mumbai

Vikhroli's leafy neighborhood strategically commands Mumbai's physical geographic center. It enjoys convenient urban connectivity directly along the Eastern Express Highway, joining the north, south and east, and LBS Marg which connects with the city's western suburbs. As a result of this, all parts of the city are within convenient reach.

For example, it takes 40 minutes* to Fort* via the Eastern Express Highway and just 15 minutes** to BKC via the Santa Cruz Link Road. The future high-speed connection between the current airport and the proposed new airport across the creek will further transform the eastern belt into the central destination for Mumbai.

As Mumbai continues to develop, more and more people are looking for a central business address that not only captures the essence of what makes the city special, but also speaks to the culture and values their business seeks to epitomize.



Metro

Ghatkopar Terminus
distance - 4 kms



Bus

Ghatkopar (E) depot
distance - 2 kms



Train

Vikhroli Station - Central Line
distance - 2.5 kms



Roadway

Eastern Freeway
distance - 2 kms

Eastern Express Highway
distance - 250m



Airways

International Airport
distance - 8.5 kms

New Airport
distance - 30 kms

* Source: Google Maps. Travel time based on normal traffic conditions.

** <https://economictimes.indiatimes.com/industry/transportation/airlines/air-at-on-heli-mumbai-airport-terminal-rummy-to-be-ready-by-2016-cvancatadhasis/articleshow/63185224.cms>



● Railway
● Metro
— Road

Chapter Two

THE TREES



Artist's Impression. Not an actual site photograph

Our Surroundings

The Trees offers the best aspects of city life close to nature, and at a pace set by those living here. The development is a unique blend of uses that ensures a vibrant community will thrive alongside the expansive mangroves. The area is within close proximity to Mumbai's business districts and popular residential enclaves with access to good quality healthcare, educational and social infrastructure, making for a flourishing community encompassing all the elements of urban living.

Map source: Google Maps



The Master Plan

The Trees is the first mixed-use node that marks the gateway to Vikhroli. It is a vibrant mix of commercial, exciting retail and residential offerings in a cultural setting designed to drive innovation and enterprise. The international award-winning* master plan consists of three walkable precincts connected with a vibrantly programmed public realm. Godrej One and Godrej Two are both Grade A, state-of-the-art office spaces that form the commercial precinct. Godrej One is home to the group's headquarters and other marquee tenants and is currently 100% occupied.

An active central realm between the other two precincts houses a Taj luxury hotel, cultural plazas, art installations and a high street retail park. Exclusive apartments with sweeping panoramic views, beautifully cloistered courtyards, a premium clubhouse facility and convenience retail.

*Rixton Society of Landscape Architects Honour Award



The Master Layout is an artistic impression designed for illustration purpose only. Areas earmarked for Cafe Plaza, Beer Garden, Children's Museum are proposed development areas which is under consideration with The Developer

Retail and Services at The Trees

Lunch at Social, shop in the neighbourhood and dinner under a canopy of trees - your getaways are closer than you would imagine. Additionally, a vibrant evolving cultural space has put The Trees on the map of Mumbai. Also, thanks for exclusive tie-ups with premium service providers, you can take on every day with ease and efficiency.

STORES AND OUTLETS



APOLLO PHARMACY

Part of Apollo Hospitals, they are India's first and largest branded pharmacy network, with over 3,100 outlets in key locations



FABRIC SPA

They have a range of services including laundry, ironing, dry cleaning, shoe repairs, upholstery cleaning and minor alterations



OOO FARMS

A sustainable brand, they started their journey towards chemical free and organic food products with a thought to eat healthy



BBLUNT

Founded by brother sister duo, Osh and Adhuna Bhabani, they are one of India's premier hairstyling salons and academy groups



FOUR FOUNTAINS DE-STRESS SPA

A leading spa chain in the city, they offer spa therapies for detoxing, destressing, immunity and beauty, apart from over 20 massages, body polishes and facial treatments



SOCIAL

Currently housed in the Imagine Studio complex, they are a collaborative workspace and hub for artists and innovators



ENRICH SALONS

They offer comprehensive beauty services and other world class services at accessible locations



KLAY

Set up by Founding Years, the chain of high-end preparatory schools caters to preschoolers and providing day care and after school services



STARBUCKS

The American coffee company and coffeehouse chain uses the highest quality arabica coffee as the base for its espresso drinks



Actual photograph of Starbucks at The Trees

Godrej One

Our headquarters building, Godrej One, is the first delivered asset of The Trees master plan and is a standing testament to the product design and quality envisioned for the larger development. The name is also symbolic, as the building brings together our group companies under one roof. Beautifully designed and landscaped, Godrej One provides stunning views of the surrounding plazas, gardens, mangroves and has a host of public programming amenities on offer. The building received the NDTV Property Award for the Best Commercial Building of the year 2016.



“
Our first project in India has been very exciting and an intense immersion into both the country’s history and evolving future. The Godrej Group has a strong design culture and their vision of space and workplace shaped many of our decisions towards the final architecture for them to create and display a richness of products within.”

RAFAEL PELLI
Principal, Polli Clarke Polli Architects



Actual Photograph. Photo Credit: Dilip Bhatia

Lushly planted terraces connect Godrej One to the vast expanse of the green beyond

“For our 121-year-old organization, this is an amazing physical representation of our culture, our mission and what we want to do. We relate to the Sanskrit word *antevasin*, which means ‘one foot in the past and one foot in the future’. What we are saying through this beautiful building, is that we are very deep-rooted to who we are.”

NISABA GODREJ

Chairperson, Godrej Consumer Products

The sun-drenched atrium greened with bamboos allows for all office spaces to be daylight





Actual Photograph. Photo Credit: Jeff Goldberg



Actual Photograph. Photo Credit: Jeff Goldberg

“Our headquarters building is a built manifestation of our Group’s core values and culture in the way it has been designed and how it works. Nestled within Vikhroli’s verdant natural greens, Godrej One is a LEED Platinum rated workplace which anchors our award-winning mixed-use development, The Trees.”

ANUBHAV GUPTA
Zonal Head-Vikhroli, Godrej Properties



Actual Photograph. Photo Credit: Dilip Bhatta

The arrival concourse connects Godrej One to the master plan; internally connecting to the atrium, lobbies and retail corridor

“One of the core values of Endress+Hauser is openness and transparency, which this building symbolizes. With nature and open spaces and a people-friendly campus, Godrej One makes it a pleasure for everyone who works here. It is difficult to imagine a building of this quality and grandeur.”

SANJIV NATH
Managing Director, Endress+Hauser (India)
Tenant at Godrej One



Actual Photograph. Photo credit: Edmund Sumner

The Imagine Studio

The Imagine Studio complex is a thoughtful example of legacy reinterpreted while retaining the heritage and post-industrial identity of the site. This complex consists of a power cogeneration plant transformed into a gallery space; a boiler converted to the bustling Vikhroli Social; a Wi-Fi enabled public plaza marked by a tall chimney; a legacy park with public art installations; an open-air theatre; and market plaza.

Thoughtful design is not only about built assets and specifications but also about driving innovation. The master plan enables companies to engage with the vibrant neighborhood, making it their campus. As organizations strive to reinforce their brands and cultures, it is useful to house workspaces in an integrated setting that accommodates coworking, cultural and incubation zones.





Artist's impression. Not an actual site photograph

Residences at The Trees



Artist's impression. Not an actual site photograph

Godrej Origins

The Residences at The Trees

Homes in the residential precinct at The Trees offer unique views while the landscape connects the cluster through a series of courts programmed with generous amenities at the ground level. Apartments are spacious and well-designed allowing for a great degree of personalization. Launched in 2015, Residential phases I and II at The Trees have been one of India's most successful real estate launches.

Separating the commercial precinct from the private residences, is the central quarter of the development. The heart of The Trees houses a Taj hotel, a museum, a retail court, extensive landscaped areas with public art and the Imagine Studio. It is here that we have located Godrej Origins, our signature urban residential building.





Artist's impression. Not an actual site photograph

Taj at The Trees

Essentially Indian in its fabric, Taj Hotels are recognized for delivering world-class hospitality that offers quiet luxury while remaining deeply rooted in authenticity.

The Taj at The Trees brings together India's two most trusted business houses to create a distinct hotel experience that further enhances the master plan promise of Live, Work, Learn and Play.

Luxury hotels are an asset to any mixed-use development. In addition to their valuable functional purpose, they help create a destination and increase the prestige and value of all real estate in the vicinity.



Artist's impression. Not an actual site photograph

Chapter Three

GODREJ TWO





Artist's impression. Not an actual site photograph

The Connected Workplace

Godrej Two is well-situated within the master plan with retail courts, green plazas, hospitality and amenities within a two-minute walk.



Workspaces Beyond the Office

The 9.4 acre commercial precinct at The Trees houses Godrej Two in close proximity to Godrej One. Tied together with extensive landscaping, programming and an activated pedestrianized ground floor realm the precinct sets a high standard for workplace design beyond the confines of the office.



Artist's impression. Not an actual site photograph

Flexible Spaces for Growth

Godrej Two has been designed for maximum design flexibility and with each floor plate configured around a compact and efficient core. The vertical transportation strategy allows the office floor areas to be split into multiple options, each being independent of the rest in terms of access, maintenance and services. The tenant segmentation strategy for each floor can range from a single tenant up to four tenants. Our design for flexibility also gives the building a distinctive volumetric character and distinctive façade on all sides.

Functional, fluid spaces that help you collaborate, innovate and communicate with your co-workers better

CENTRALIZED CORE

Efficient system that houses all common support facilities

FLEXIBLE CONFIGURATIONS

To optimize and accommodate up to four tenants

4m

Floor to floor height

13.5 x 13.5m

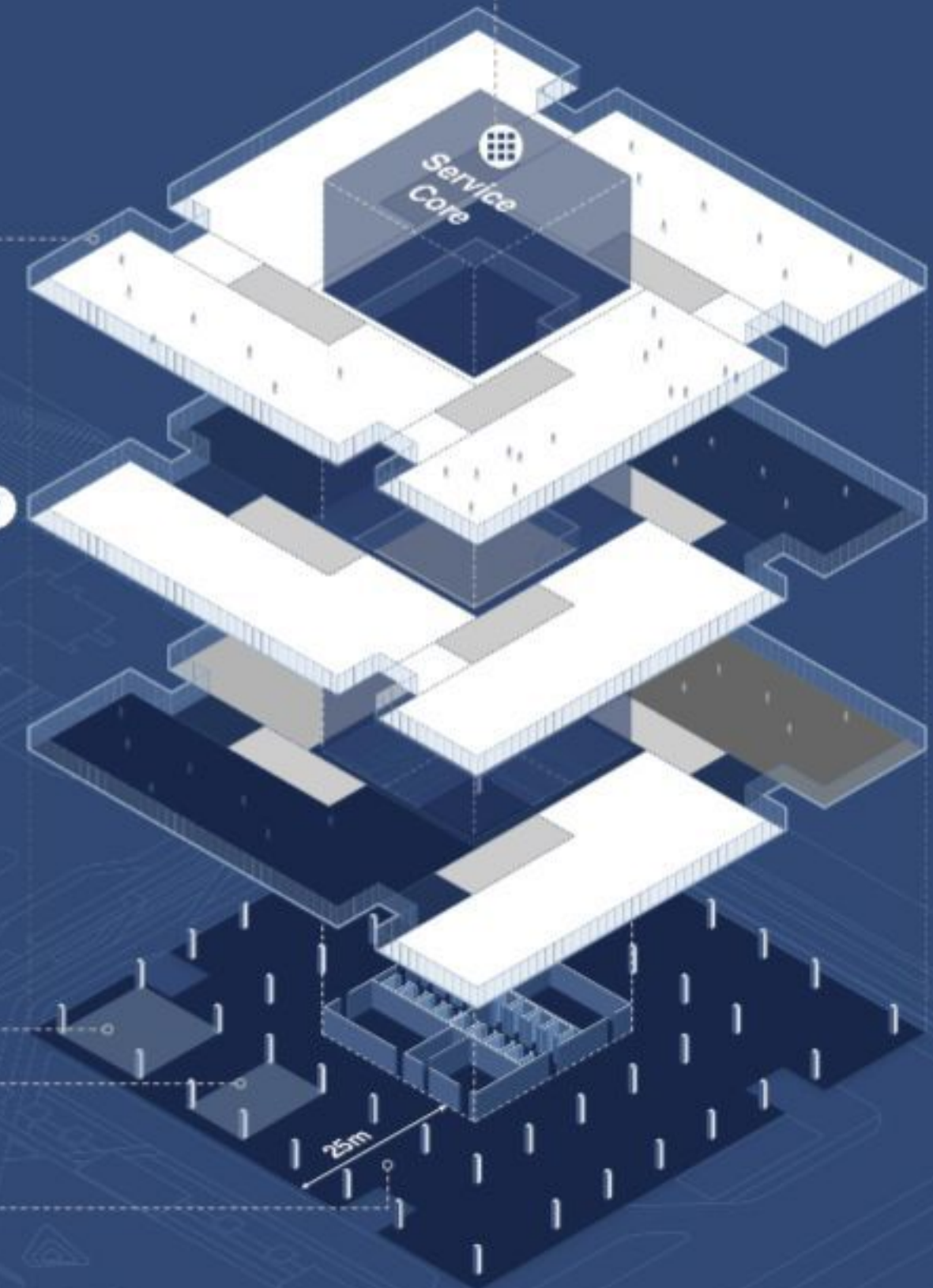
Corner office grid

9 x 13.5m

Column grid spacing

25m

Lease depth



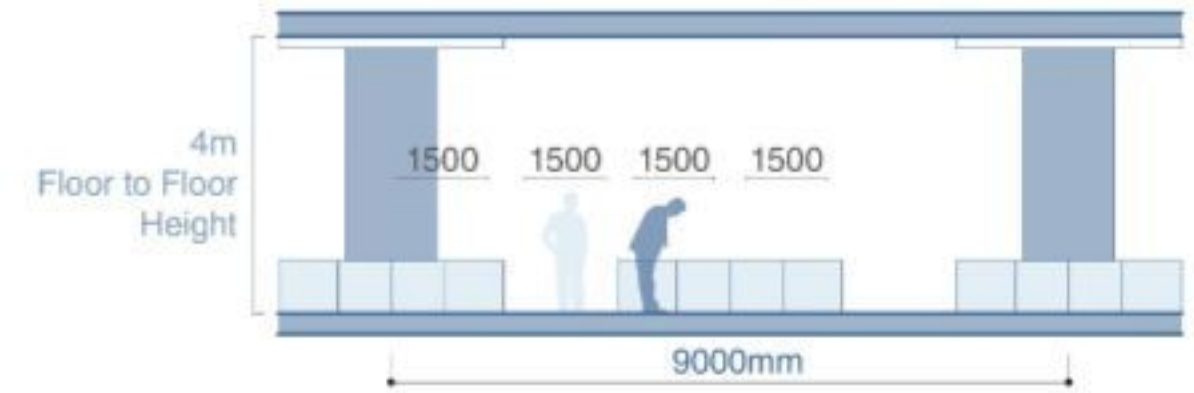
Single tenant configuration

Two tenant Configuration

Three to four tenant configuration

Creative, Collaborative and People-friendly

Workplace design that prioritizes collaboration is a key driver of organizational innovation. Generous floor to floor heights of 4m and an efficient 1500mm planning module ensure grand, airy spaces, which aid in increasing employee productivity and engagement.



AMENITIES

Spaces to Recharge and Refresh

Godrej Two is surrounded by green spaces both inside and out. Thoughtfully designed zones interspersed throughout the building provide breathing room for quick breaks or even an ideal venue for semi-formal meetings.

Comfortable indoor-outdoor spaces to relax, recharge and rejuvenate, encouraging a positive environment at work

BALCONY GARDENS

Designed across all the floor plates, the balcony gardens provide annexed tenants, thoughtfully landscaped outdoor spaces offering panoramic views of the development and the mangroves. Each of these also serve as outdoor interactive spaces, creating informal areas to share ideas, meet colleagues or take in the views.

ROOFTOP GARDENS

The penthouses on the topmost floor, have access to manicured green spaces with a view overlooking a mangrove forest

RETAIL CORRIDOR

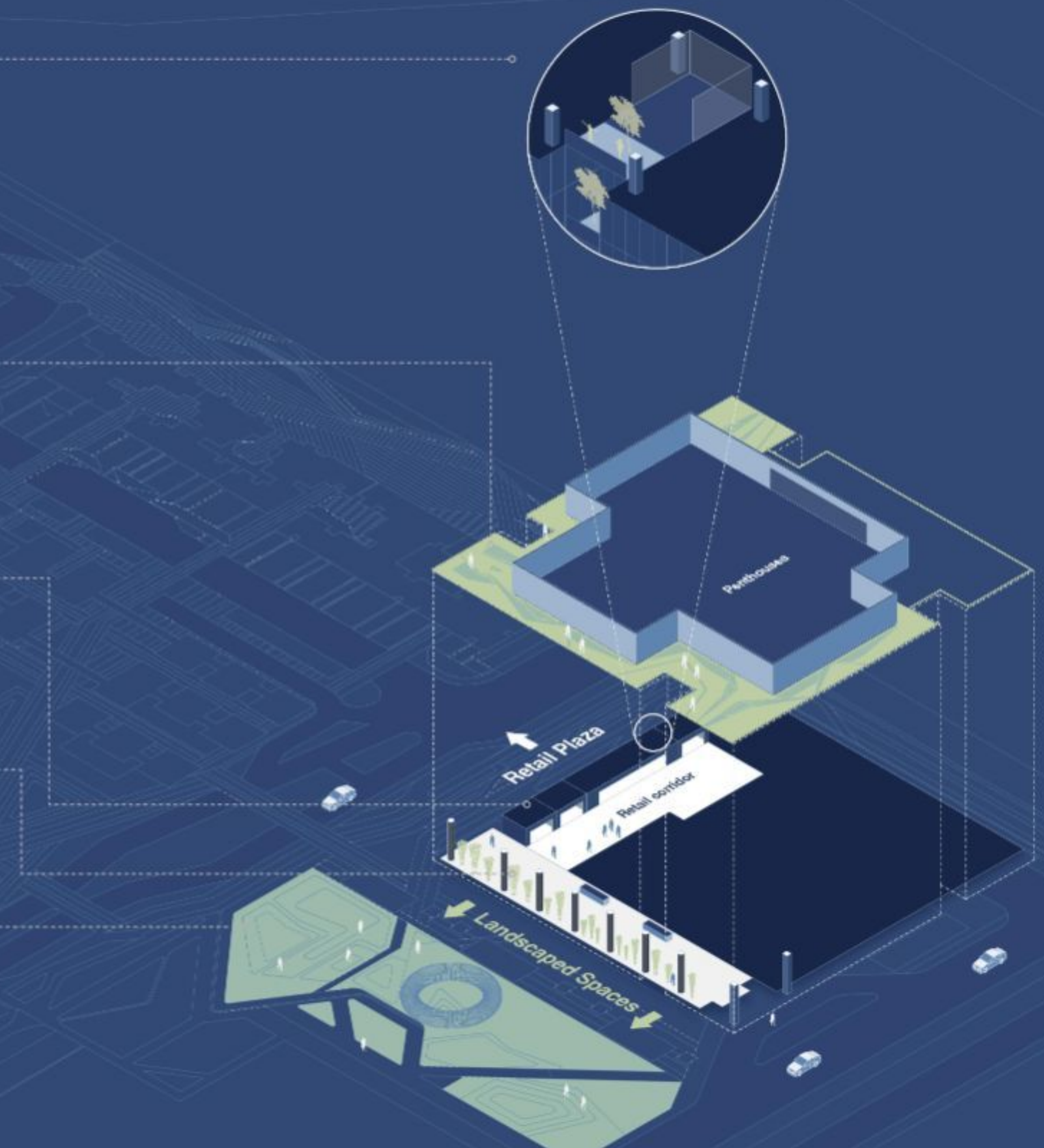
An F&B corridor on the ground floor connects to the walkable retail within The Trees master plan

LOBBY CONCOURSE

An expansive lobby concourse with a double height ceiling connects the vehicular drop-off to pedestrian pathways within The Trees master plan

LANDSCAPED SPACES

Spaces for relaxation enlivened by commissioned art installations



Artist's impression. Not an actual site photograph.



Seamless Connect

Godrej Two strengthens a strong master plan relationship between buildings and their surroundings bringing in landscape into built form as rooftop gardens, balconies and alcoves within the lobby. The retail plaza on the ground floor, further provides a breather from office life.

The transitional space between Godrej One and Godrej Two is a sprawling walkway of green with spaces for relaxation, work and collaboration with commissioned art installations by leading Indian contemporary artists like Subodh Gupta, Neha Choksi and Manish Nai. In the workplace of today where functions and teams are no longer seen as silos, democratic spaces such as these will allow for innovation focused organizations to embrace agile, hands-on, collaborative practices in the workplace.





Artwork by [unreadable] Not an actual site photograph

Inspiring Spaces

The Godrej Two reception, located in the double height entrance lobby nearly 100m in length, delivers a dramatic first impression. The newest asset at The Trees with over a million square feet of Grade A commercial office space distributed over 14 levels has two dedicated reception desks and separate elevators servicing the upper and lower elevator banks.

A zen court brings in the development's signature calm creating a spatial pause in the main lobby, blurring definitions between the landscaped plazas and the building. The Lost Fragment, a captivating stone and metal sculpture, has specifically been chosen for this space.

Conscious Design

Godrej Two is pre-certified Platinum by the Indian Green Building Council. The design enables a healthy working environment that functions meticulously and facilitates lower utility expenses due to energy savings, water efficiency, carbon dioxide emission reduction, improved indoor environmental quality, stewardship of resources and sensitivity to its impact.



IGBC PLATINUM PRE-CERTIFICATION

A sustainable work environment that is also energy and resource efficient contributes to a healthy workplace

150kW

Capacity of installed solar panels

30%

Energy savings using water efficient fixtures and occupancy sensors to reduce wastage

18,600sqft

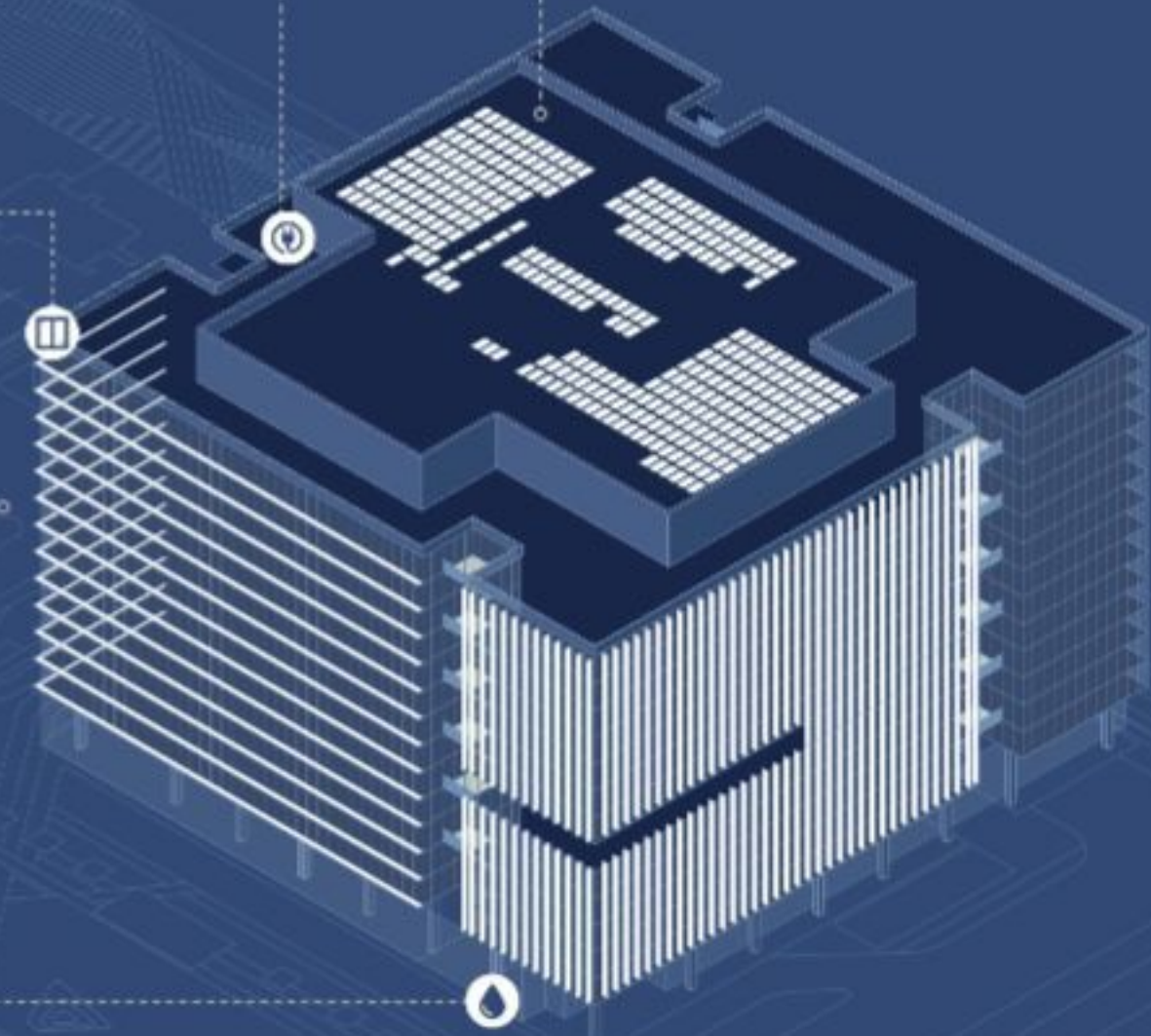
Natural sunlight from full height glass façade

THERMAL COMFORT

The strategic use of vertical and horizontal louvers provides much needed solar protection from intense sunlight, greatly reducing energy spends

100%

Waste water treated and reused for flushing and landscape



The Intelligent Workplace

Godrej Two has been engineered to high standards in addition to being highly environmentally conscious. Its glass exterior envelope incorporates a cutting-edge curtain wall system to protect its occupants against natural elements while brightening up the office spaces and enabling conscious use of electricity.

From intuitively landscaped meeting places, to a smart fire alarm and security system – this building promotes not just an encouraging collaborative environment but also a healthy work-life balance.



Artist's Impression. Not an actual site photograph.

High Performance Facade

Light is a critical resource – it can affect our mood and productivity, which is why it had such an important role to play in the design of Godrej Two. The structure's expansive exterior boasts a curtain wall engineered by the principal architects Nikken Sekkei, renowned for their experience in high-performance curtain wall systems.

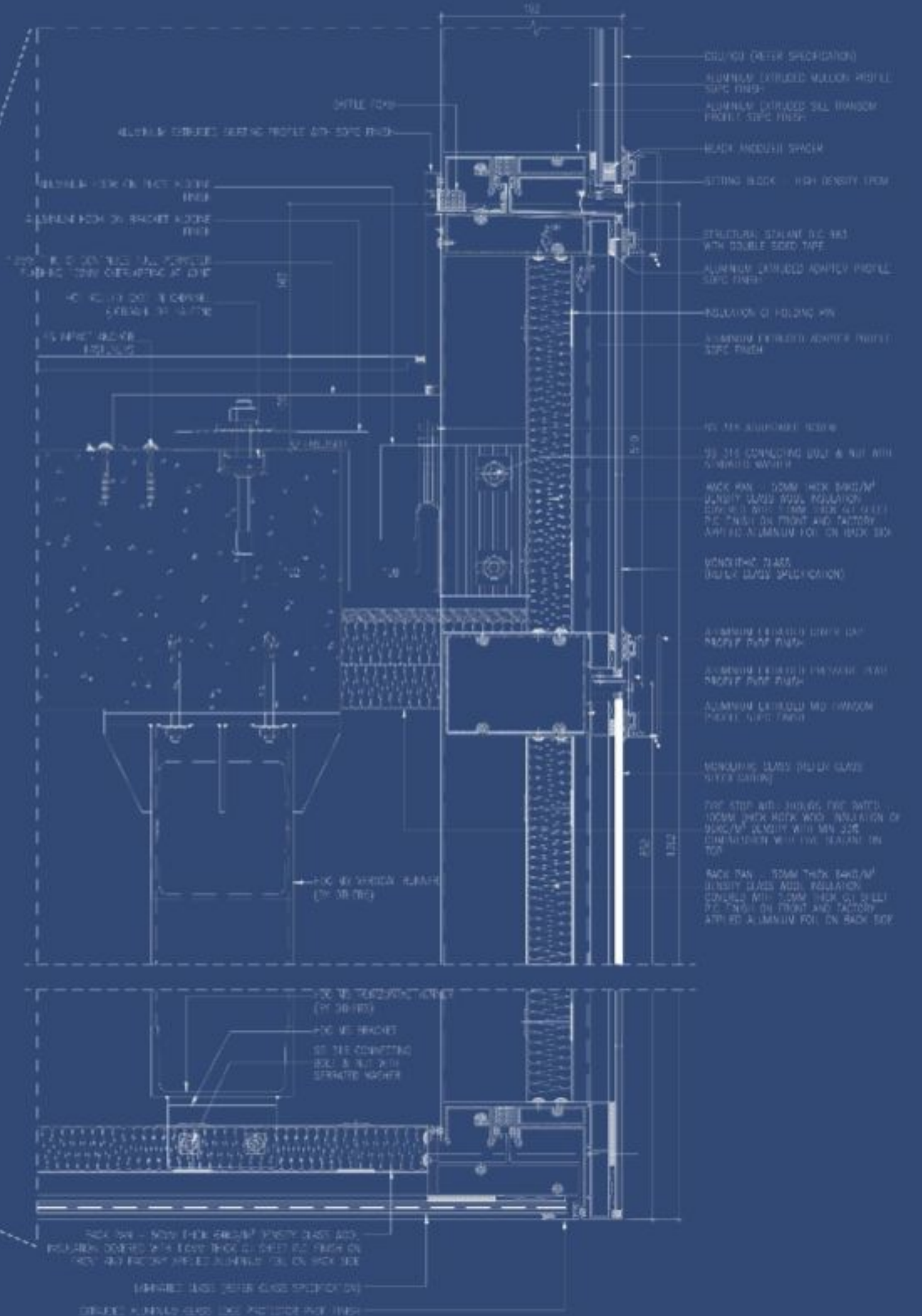
These fully unitized aluminum panels ensure the weather stays out, but the interiors are well-lit and at optimum temperatures, so the impact of heat gain is minimized. The glass walls also offer panoramic views, while influencing energy savings.

59%
Highest visible light transmission with low reflectance

0.33
Solar heat gain coefficients for vision glazing:

0.38
Shading co-efficient

1.5
U value of the vision glazing



Robust Planning

An optimum work environment is guaranteed when wellness and safety are ensured at every level. The internal temperature at Godrej Two is maintained at an optimum 24°C, in tune with Vikhroli's pleasant weather. In case of emergencies, carbon monoxide sensors in the basements automatically switch on the ventilation fans, while the integrated fire alarm and PA system aid prompt evacuation of the building's occupants.

**Building
resiliency is key
for life safety
and employee
well-being**

SUPERIOR AIR QUALITY

Proximity to Mumbai's largest mangrove belt

24 +/- 1°C

Internal conditions at around 60% relative humidity

CARD CONTROLLED TURNSTILES

Access restricted to authorized persons

FIRE REFUGE AREAS

On levels 6 and 13

INTEGRATED BMS SYSTEM

Monitored card access control, security alarm, CCTVs, visitor management and fire alarm along with plant control and electrical power consumption monitoring

INTEGRATED FIRE ALARM AND PA SYSTEM

In basements, common area, entrance lobby, lift lobbies and staircases



Well-engineered Service Design

Streamlined service design positions 2 loading docks adjacent to the service lifts and 20 passenger lifts to ensure clear movement flow for separate activities without any intersections or interference. High-speed elevators ensure no time is wasted while you reach where you need to be.

Well-planned loading docks and dedicated elevator banks make servicing the building a breeze

3200TR

Total capacity of 5 water cooled chillers installed on ground floor with cooling towers on rooftop

8

High-rise passenger lifts (6 nos. servicing ground and levels 7 to 14, 2 nos. servicing basement levels, ground and levels 7 to 14)

8

Low-rise passenger lifts (6 nos. servicing ground to level 6, 2 nos. servicing basements to level 6)

2

Service lifts from basement level 2 (B2) to the 14th floor

2

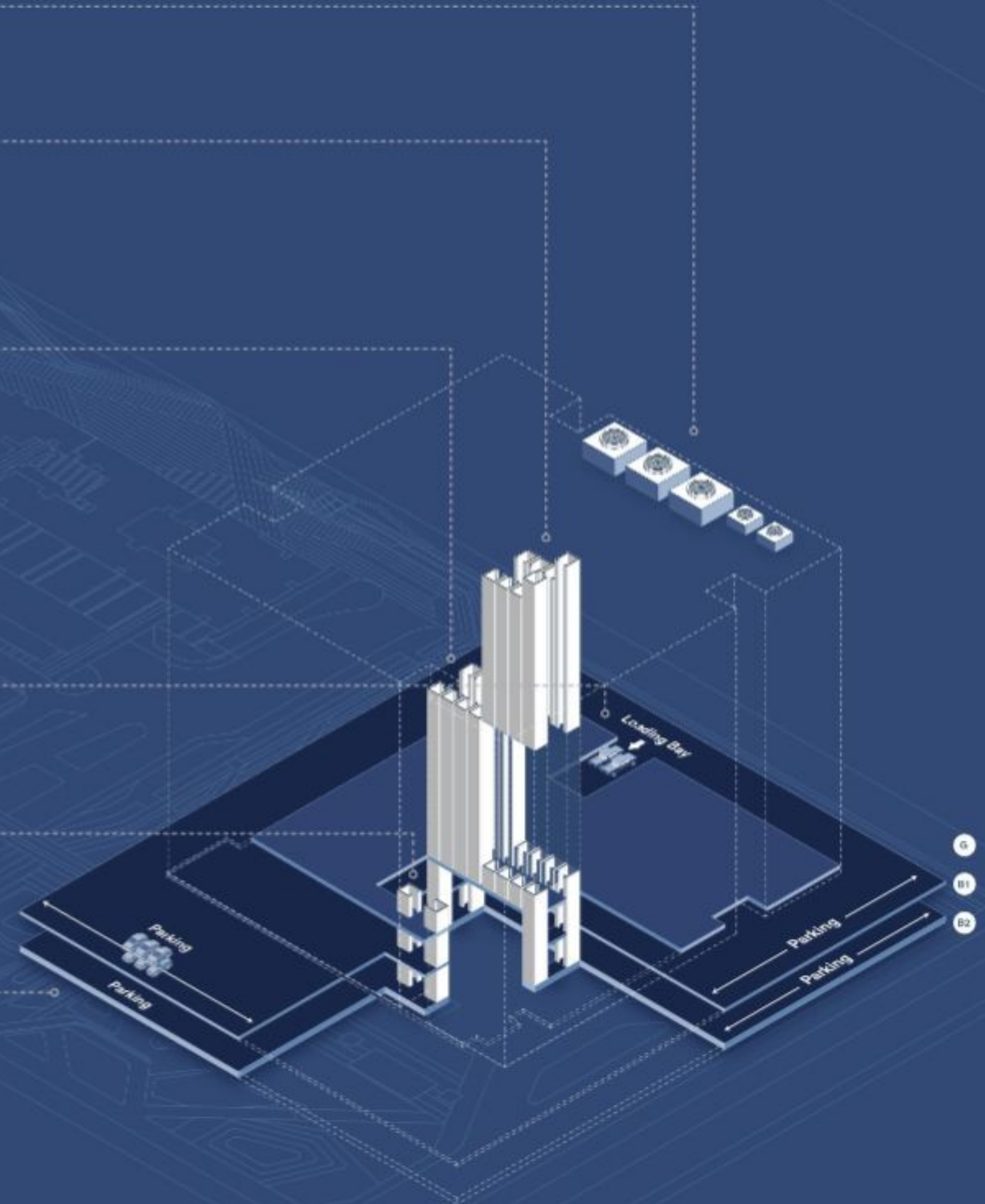
Loading docks at ground floor adjacent to service lifts

2

Parking passenger lifts between ground to basement levels

1111

Stack and puzzle car parking in basement



Building Specifications

14

storeys with
2 basement levels

1,04,700

total area in sqm (11,26,981 sq ft)
including 83,525 sqm (8,99,056 sq ft)
super structure

7,925

estimated total occupancy



SIZE AND CAPACITY

Total number of storeys: 14 with 2 basement levels

Total area with natural flooded sunlit spaces: 83,525 sqm

Estimated total occupancy: 7,925

Total number of car parks: 1111



STRUCTURE

Foundation: RCC isolated and combined footings with connected stitch slab

Core: RCC frame structure with shear walls

Office space: PT flat slab with drop panel at columns

Podium: Cantilevered post-tension slab

Concrete: M40 grade or above

Live load on office floors: 4 kN per sqm



IGBC RATING

Pre-certified Platinum under IGBC standards



FACADE

28 mm thick, high performance glass units, consisting of an 8 mm heat-strengthened outer lite; 12 mm air gap and 8 mm thick clear, fully tempered inner lite with a Low-E coating

Fully utilized virgin aluminium curtain wall panels measuring 1500 mm x 1000 mm, manufactured by Saint Gobain and installed by Alufit India

Assemblies tested as per ASTM standards for air infiltration, lateral loads and water infiltration in testing laboratory prior to sign-off and manufacture of components

Curtain wall design and engineering reviewed by Nikken Sekkei, the Japan based architect behind the vision of the building, with extensive experience in the design and engineering of high-performance curtain wall systems

Highest visible light transmission with low reflectance at 59%

U value of the vision glazing: 1.5

Solar heat gain coefficients for vision glazing: 0.33

Shading coefficient: 0.38



CORE CONFIGURATION & LEASE DEPTH

Efficient, centralized building core that houses all common support facilities including passenger and goods lifts, pressurized fire staircases, washrooms, and AHU and electrical rooms

Repetitive, rectangular floor plates to optimize flexibility and planning

Standard column grid: 9 x 13.5 m

Corner office grid: 13.5 x 13.5 m

Column-free lease depth from core to perimeter of building: 25 m

Standard planning module: 1.5 m



TYPICAL FLOOR HEIGHTS

Floor to floor: 4 m

Allowance for a nominal raised floor: 100 mm

Central core floor heights raised flush with the client floor level: 100 mm



LOBBY

Lobby concourse connecting vehicular drop off with pedestrian connect to the master plan

Two independent concierge desks serving each elevator lobby

Double height lobby with 7.2 m floor to floor height



HVAC SYSTEM DESIGN PARAMETERS

Internal conditions: 24 +/- 1 °C and around 60% RH



LOADING DOCKS & FREIGHT ELEVATORS

2 loading docks at the ground level adjacent to two service lifts

Deep cars to easily accommodate medical stretchers



VERTICAL TRANSPORTATION

Total number of lifts installed: 20

Low-rise elevators: 8 nos. of 1,632 kgs capacity and 2 m/second speed.

6 lifts service ground to level 6, and 2 lifts start from basement level 2

High-rise elevators: 8 nos. of 1,632 kgs capacity and 2 m/second speed.

8 lifts service the levels 7 to 14 (and ground), and 2 lifts start from basement level 2

Service elevators: 2 of 1,632 kgs capacity and 1.8 m/second speed servicing basement level 2 to level 14

Fire lifts: 4 nos – 2 lifts located in the midrise bank (ground level to level 6), 2 in the high-rise lift bank (ground level to level 14)

Parking elevators: 2 of 1,632 kgs capacity and 1.0 m/second speed which service basement level 2 to ground level

Average interval wait time: Less than 25 seconds during peak hour

Handling capacity during a 5-minute peak interval: Greater than 13% of building population

All passenger lifts provided with full height transom and provision of access control at ground floor



WATER SUPPLY

Underground domestic water tanks: 2 nos. of 1,00,000 litres capacity

Underground fire-fighting water tanks: 2 nos. of 2,00,000 litres capacity

Underground flushing water tanks: 2 nos. of 1,50,000 litres capacity

Underground soft water tanks: 1 number of 1,50,000 litres capacity

Underground raw/emergency water tank: 1 number of 2,00,000 litres capacity

Overhead domestic water tanks: 3 nos. of 10,000 litres and 1 number of 5,000 litres

Overhead fire-fighting tank: 4 nos. of 30,000 litres



SECURITY AND ACCESS CONTROL

Integrated BMS system monitoring card access control, security alarm, CCTV, visitor management and fire alarm

Access card reader and security guard deployment

Card controlled turnstiles in lobby to restrict access to authorized persons

Screening protocol at visitor entrances with visitor registry

Security cameras located in all common areas, stairs, main lobby and perimeter



AIR-CONDITIONING

Water cooled chillers: Centrifugal and Screw chillers, with total installed capacity 3200 TR

Water cooled centrifugal chillers: 2 working and 1 standby, 800 TR capacity

Water cooled screw chillers: 2 working, 400 TR capacity

Cooling tower placed on terrace floor of the building

All chillers controlled by plant manager for optimization

BTU meters provided in every floor for tenant chilled water metering



FIRE PROTECTION SYSTEM

Firefighting system includes Fire Hydrant and Automatic sprinkler which complies with the National Building Code

Carbon monoxide sensors in basements for auto operation of ventilation fans

Integrated fire alarm and public address system in basements, common area, entrance lobby, lift lobby and staircase

Four pressurized escape stairs

Common refuge areas on levels 6 and 13

Fire curtains provided as per compartmentalization requirements

All enclosed stairs, lift lobbies and lift shafts pressurized as per standard



ELECTRICAL SYSTEM

22 KV HT Power from TATA Power to dedicated HT room on the ground floor

4 transformers with a total capacity of 9000 KVA (2 numbers at 2500 KVA each and 2 numbers at 2000 KVA each)

4 DG sets (2000 KVA each) with synchronous panels to meet power supply needs during main power supply failure (DG sets come with 990 litres fuel tank)

2 electrical rooms on each floor, where tenants can draw power after entering into contract with M/S TATA Power

Design load total assumption: 6.5 W/sft

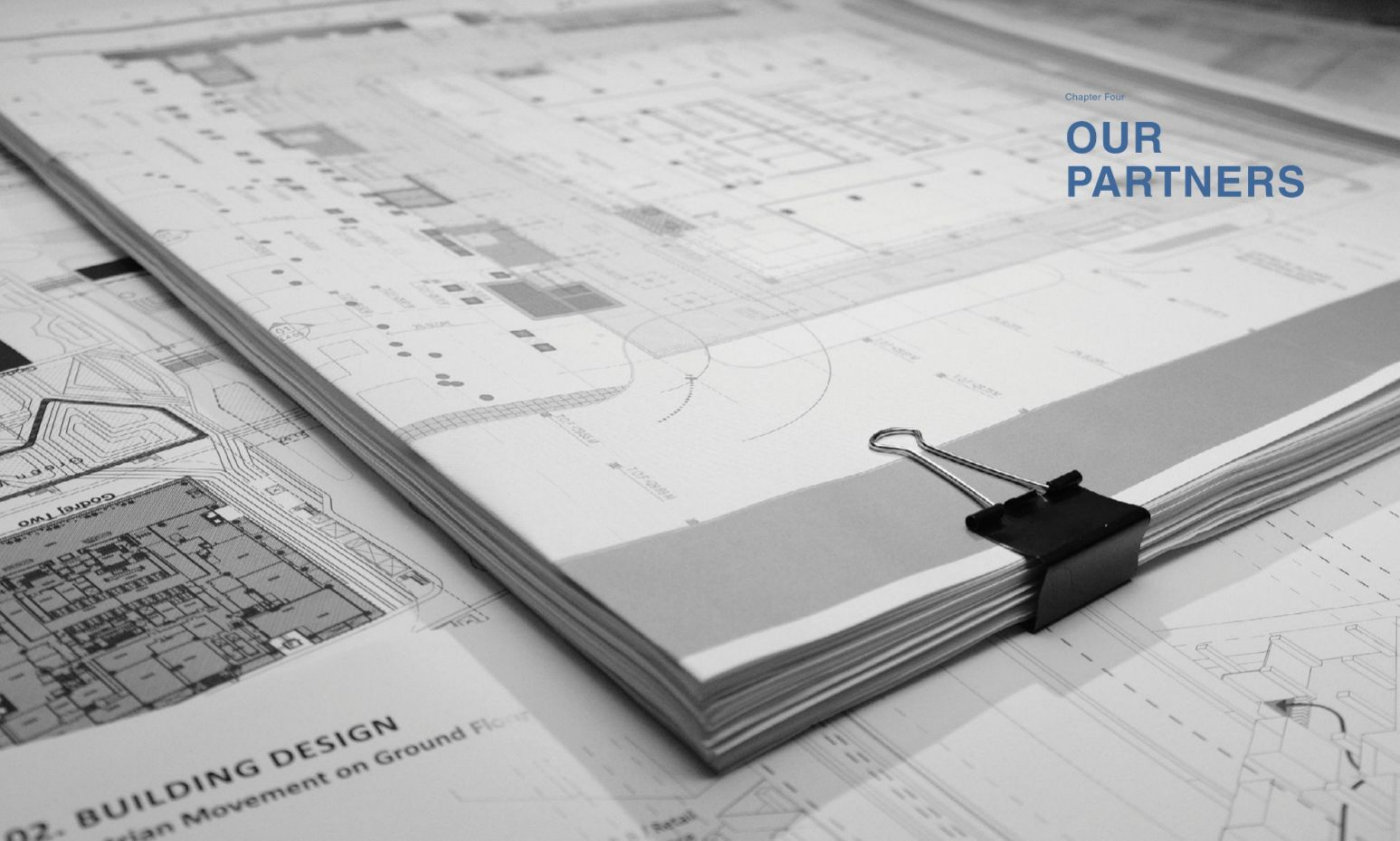
Main LT Panels with inbuilt fire suppression system

Transformer and LT Panels on the ground floor

Chapter Four

OUR PARTNERS

02. BUILDING DESIGN
Urban Movement on Ground Floor





Beijing Olympic Greens, China

Sasaki Associates

Boston based Sasaki Associates are the master planners for The Trees. Throughout the last six decades, Sasaki has made an indelible mark on the built world around us with iconic projects like the Beijing Olympics Masterplan. They have won over 500 national and international design awards across all disciplines.



Dennis Pieprz, Isabel Zampoli and Martin Zogran

“*The Trees carefully intertwines culture, technology, history, and landscape. The master plan creates a strong sense of place and embodies Godrej’s culture, and way of thinking, which are synonymous with quality and a collective consciousness for sustainability.*”

DENNIS PIEPRZ

Principal, Sasaki Associates

Nikken Sekkei Ltd

Tokyo based Nikken Sekkei are the architects for Godrej Two. They are one of the world's most accomplished architectural design firms with a portfolio that extends across 20,000 projects in 40 countries.



Masakazu Kimura
Design Principal, Nikken Sekkei Ltd.



Sony Corporation, Tokyo, Japan

“Simplicity and elegance were the guiding principles throughout the entire design process. Given the many different requirements and regulations, a completed building that truly embodied these two design principles was the biggest challenge. Simplicity is what makes the building beautiful, but it also offers creative workspaces that are flexible and easy to understand. Godrej Two will be a refined and elegant addition to The Trees master plan.”

MASAKAZU KIMURA

Principal Architect, Nikken Sekkei Ltd.

Pelli Clark Pelli Architects

Pelli Clark Pelli are the architects for Godrej One. They have designed many of the world's most recognizable buildings including the World Financial Centre in New York, Petronas Towers in Malaysia and the International Finance Centre in Hong Kong.



Rafael Pelli



The Petronas Towers, Malaysia

“Our first project in India has been very exciting and an intense immersion into both the history and the evolving future of India. The Godrej Group has a strong design culture and their vision of space and workplace shaped many of our decisions towards the final architecture of simple strong forms with open spaces and a neutral palette of beautiful materials for them to create and display a richness of products within.”

RAFAEL PELLI

Partner, Pelli Clark Pelli Architects

Taj Hotels

Established in 1903, Taj Hotels is one of Asia's largest and finest group of world class hotels, located across the globe with presence in India, North America, United Kingdom, Africa, Middle East, Malaysia, Sri Lanka, Maldives, Bhutan and Nepal. From world-renowned landmarks to modern business hotels, idyllic beach resorts to authentic Palaces, each Taj hotel offers unrivalled warmth and hospitality, inspired by deep rooted traditions and a strong sense of nobility.

For over a century, Taj Hotels has set a benchmark for fine living with exquisite refinement, inventiveness and warmth. Taj Hotels is part of the Tata Group.



Balmori

Landscape architects for Godrej One, Balmori are recognized across the globe for their outstanding design and sustainable design principles.



The late Diana Balmori

“The primary aim of the landscape for The Trees is to ecologically serve the site in two essential ways: the management of water and the modification of local temperatures during the hot time of the year reducing it through the mass of vegetation.”

THE LATE DIANA BALMORI
Founding principal, Balmori



Bilbao Gardens, Bizkaia, Spain

Perkins Eastman

Perkins Eastman are the Principal Architects for the Residences at The Trees. They are one of the most respected global design organizations and have won over 200 awards for their projects across the world.



Bradford Perkins with the team

“Godrej Properties have always been committed to design excellence. We are very proud of the design for The Trees, which resulted from a close collaboration with a client seeking excellence.”

BRADFORD PERKINS
Cofounder & Chairman, Perkins Eastman



825, 9th Ave Tower, New York, NY

Lighting Design Partnership

Lighting consultants for The Trees Master plan, LDP's flagship projects include The Sydney Opera House, Erasmus Bridge Rotterdam and the Ansett Terminal, Australia.



Dhrujyoti Ghose

Studio Lotus

Designers for the Imagine Studio and the Clubhouse, they are acknowledged as one of India's leading architecture and interior design practices. The firm has won numerous global and national awards including the World Holiday Building of the Year at WAF Barcelona.



Team Studio Lotus



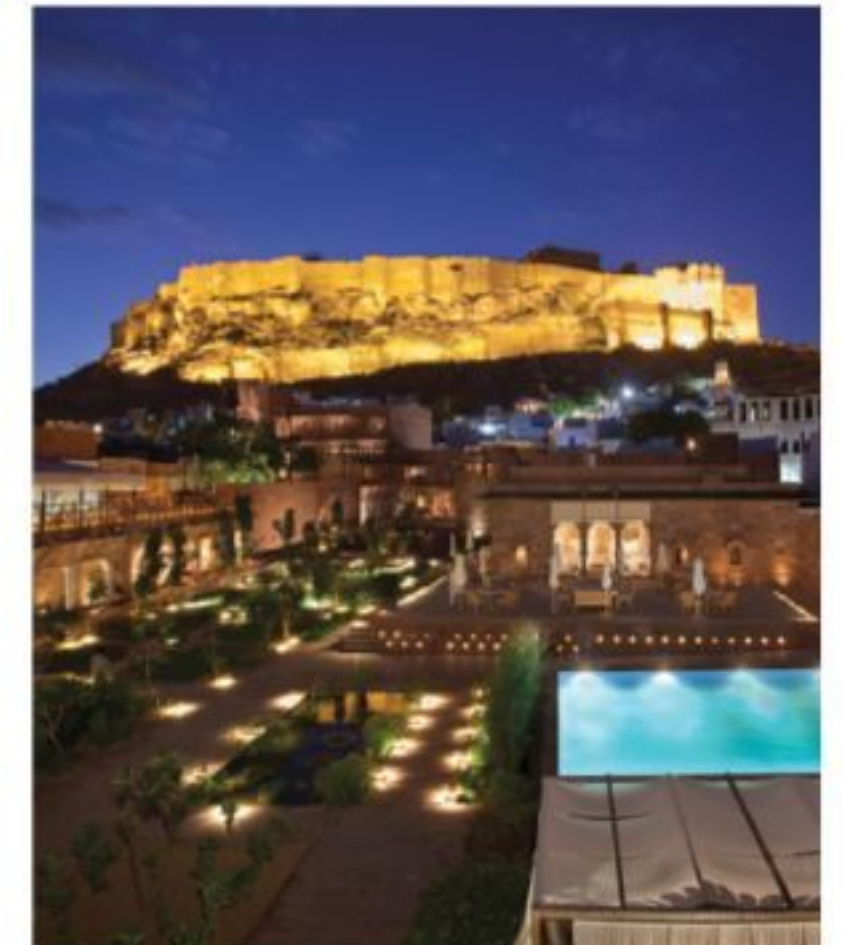
Sydney Opera House, Australia

“Moving beyond the quantifiable deliverable of built-up areas, The Trees is a unique project that focuses on the intangible experiential aspects of a rich environment. A difficult task for any development team, the GPL Design Studio has achieved a terrific outcome in being able to assign any value to these subtle nuances which differentiate between timelessness and transient acquisitions. The Trees will certainly bear testament to the efforts of the developer-consultant team.”

DHRUVAJYOTI GHOSE
Partner, LDP

“This small but special project is a significant addition to Mumbai's landscape as it sets a new direction for how industrial legacy, a critical part of Mumbai's architectural history, can play the role of place-making. The project sets a new benchmark for the vision that an enlightened developer can bring to a real estate project. We ascribed its success to the synergetic collaboration between our studio with the cutting edge team at the GPL Design Studio.”

AMBRISH ARORA
Founding Partner, Studio Lotus



Raas, Jodhpur, India

STRUCTURAL DESIGN

Ramboll India

As the structural consultants for Godrej Two, Ramboll is an international corporation which employs close to 13,000 dedicated specialists. They constantly strive to achieve exacting solutions that make a genuine difference to society as a whole. Some of their key projects include the sprawling W Resort in Goa and RMZ Ecoworld, a commercial office space in Bangalore.

LANDSCAPE ARCHITECTS

WAHO

The landscape architects for our residential phases as well as Godrej Two, the firm was established with a vision to create dynamic landscaped spaces. Their professional team also includes horticulturists, irrigation engineers, CGI specialists and administration personnel. Their portfolio encompasses projects across numerous markets including Middle East, Africa and Australasia.

MEP DESIGNERS

Ecofirst Services Limited

The key MEP Designers for Godrej Two, Ecofirst Services Ltd is a sustainable design consulting firm for the built environment. With high standards for innovation and quality, they have worked for Club Mahindra Resort in Goa, the 10,000-acre Lavasa City near Pune, and multiple projects for the Godrej Group.



Godrej EKC, Mumbai



Godrej One, Mumbai

About Us

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 122-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 200 awards and recognitions, including The Economic Times Best Real Estate Brand 2018, Builder of the Year at the CNBC-Awaaz Real Estate Awards 2018, Real Estate Company of the Year at the 8th Annual Construction Week India Awards 2018, India's Top Builders 2018 at the Construction World Architect and Builder (CWAB) AWARDS 2018 and the Golden Peacock National Quality Award – 2017 at the Institute Of Directors 27th World Congress on Business Excellence and Innovation.

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The official website of the company is www.godrejtrees.com and www.godrejproperties.com.
Please do not rely on the information provided in any other web site.

The Project is registered with the MahaRERA authority under the Project Name "Godrej Two" bearing Registration No. P51800017845.
Refer website: <https://maharera.mahasonline.gov.in> for Project details.