



ELMER

Exceptionally Exclusive

PROJECT BY: P. J. Vohra and Sons

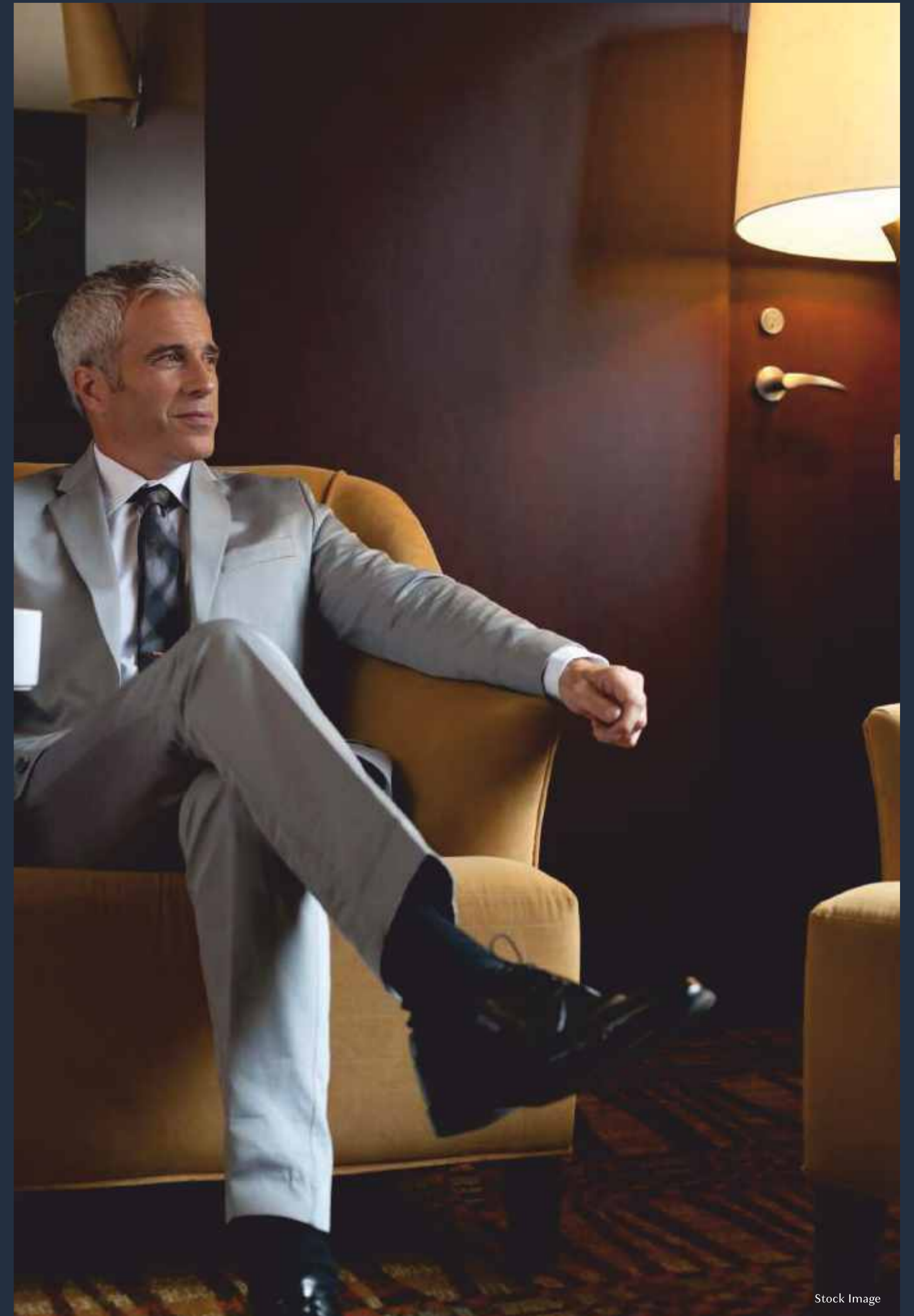


# The ambitious don't settle. They make a choice.

To the ones setting the benchmark, mere growth isn't enough. They are built with a fiery ambition and an intelligence to match. Why should their office space be any different?

Designed for the uncompromising and unstoppable ones, a veritable masterpiece in all aspects. A marvel of modernity, the ultra-exclusive office spaces, spectacular location, sustainable Victorian architecture, and a curation of stunning privileges that ooze exceptionality.

**Here, ideas are sought-after and icons are created.**





Where the landmark  
needs no introduction.  
An address for the  
extraordinaire.

# For the ones at the top, success is personal.

The pulse of a high performance is rooted in stillness. A collaborative environment. Where solitude is an inherent necessity and the world adapts to your every whim, fine working is an acquired taste. With fewer offices, choicest amenities, supreme location, and a landscaped architecture, privacy is an empire where the thrones are built on.

**Nurturing sovereignty, here, the offices are fewer, spaces are bigger, and you have the choice of having the entire floor to yourself.**

16 air-conditioned  
offices

2 units  
per floor

2 showrooms -  
ground floor

+

1<sup>st</sup>  
floor

+

lower ground

47 car  
parks



11

FLOORS

2,616 sq.feet

OF LEASABLE SPACE ON EACH FLOOR

Aesthetically

PLANNED LAYOUTS

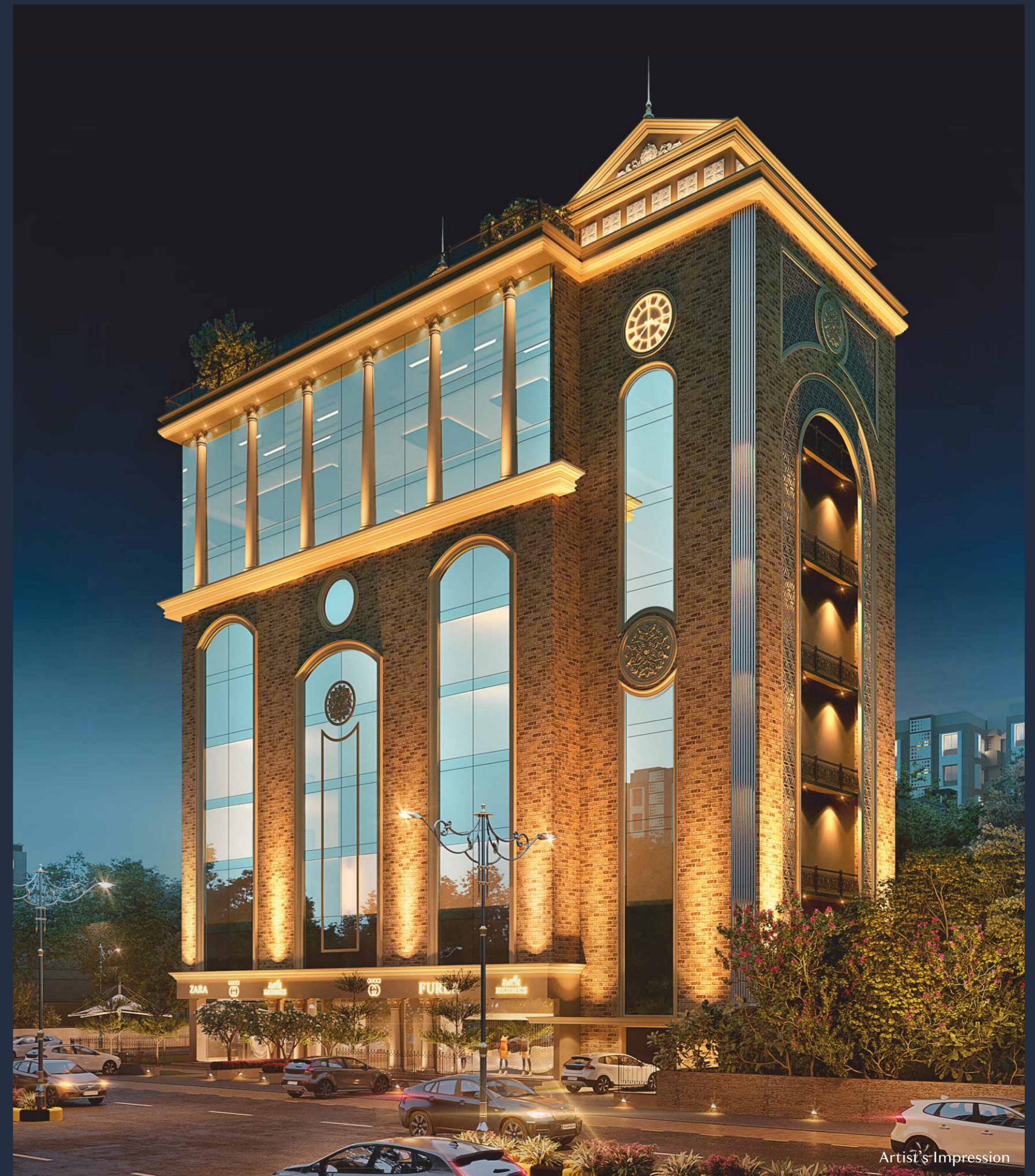
Well-planned

STRUCTURE

We'd set the stage.  
But the floor is yours.

Exceeding the norms of exquisite working, make your moves or take in charge, without the hustle and the hassle. Well-planned self-contained spaces integrated with thoughtful provisions like ample natural light, optimum indoor air quality, hands-free access control gate, and efficient car parking, all you have to do is move in.

Mark your arrival without settling in. Where the standards as high as your visions, here's an opportunity that matches the lifestyle you want.











Work or life.  
Welcome abundance  
at your doorstep.



# Where others walk the talk, lead the tribe.

Where the realm is yours to command, welcome to a workspace with unrestrained privileges. Well-connected to every mode of transport with eco-friendly provisions, enter the heart of Chembur.

Fueled by the finest business district growth imprints – work at Elmer, the core artillery of the metropolis that spans the city and beyond.

-  SCLR - 5 mins
  -  BKC - 15 mins
  -  Monorail - 3 mins
-  Eastern Freeway - 6 mins
  -  Chembur Station - 2 mins
  -  Upcoming Metro Station - 2 mins



# Making connections seamless. In business and to the city.

With prestige at its core, Elmer is situated on Central Avenue, the heart of Chembur. Surrounded by swanky by-lanes and close to prestigious clubs, be connected to the footsteps of the world.

Strategically positioned to access the sheer acceleration of unobstructed pathways, Elmer captures essence of the visionaries.



The Bombay Presidency Golf Club - 5 mins



Acres Club - 5 mins



The Chembur Gymkhana - 2 mins



MCA Club, BKC - 15 mins





# Achievers look for inspiration. Visionaries work at one.

Exquisite architecture sets the tone. Designed to elevate every day, begin your journey of success in spaces that inspire achievement.

Driven by ambition, the facade combines the distinctive splendour of Victorian architecture, while the interiors ensure spaces dedicated to growth.

**Here, experience the power of the ages as you set foot into a world dedicated to business.**

# If Green is your lifestyle, why should your workspace be any different?

Dedicated to ensuring sustainability in every aspect, Elmer offers a distinct business advantage in more than sustainability. With expansive spaces, thoughtful architecture, and a greener promise, uncover the advantage of going green in spaces that never compromise on the modern drive to deliver more.



Use of Sustainable eco-friendly materials



Light sensors for common areas



Conserving water through faucets conforming to Green building norms



Solar Panel at Roof level



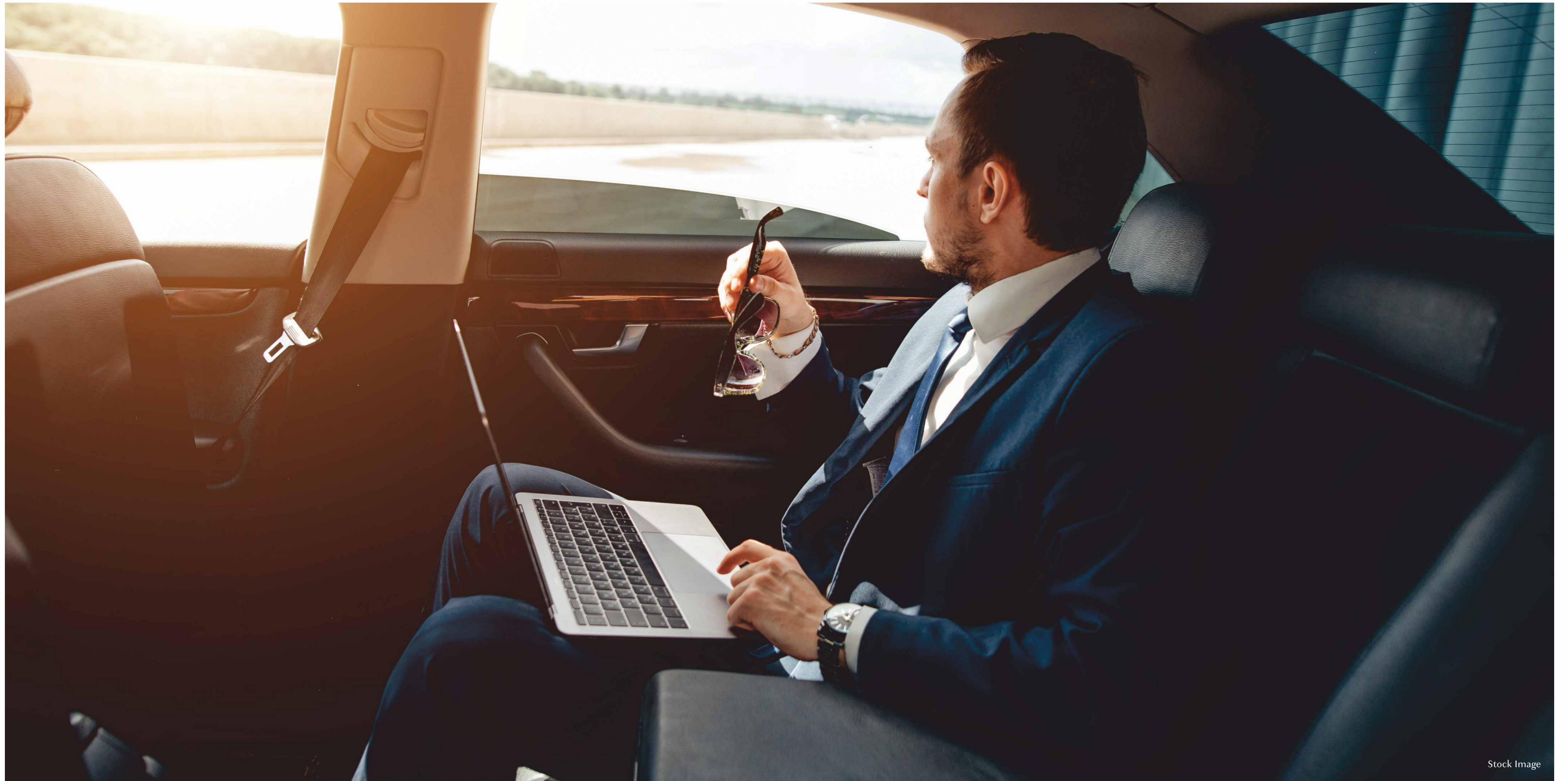
Maximized Greens in facade and landscaping



Bricks and Building materials as per Green building standards



Project Registered for  
EDGE GREEN BUILDING CERTIFICATION,  
An Innovation of International Finance  
Corporation, World Bank Group.



Stock Image

As legends arrive,  
everything else is taken care of.

Step into your world with services that ensure ease. Our valets will take it from here, as you stride into your empire.

# Dedicated car park tower. Arrive in style with the promise of assured parking space.

Designed for convenience, here you have the leisure of space to ensure that every aspect is thought out for additional ease, so you can focus on what really matters.



Automated Car Park & Retrieval System  
in the Exclusive Car Park Tower

47

Car Parks ensuring  
abundant parking space





# Get everywhere, without lifting a finger.

With 2 high-speed elevators to ensure that everything is within reach, experience a world enmeshed in the fast life.

The comfort and safety of our clients and their employees is at the heart of our design plan. From the grand entrance to the comfort of your office, experience the world hands-free and discover ease of mind in a world riddled with chaos.

## 02 High-Speed elevators



Foot Operated Elevator



Hands Free Faucets



Foot Operated Doors



Hands Free  
Access Control Gate



Artist's Impression

Thoughtfully designed for timeless appeal, to fuel business growth.

Where fast pace is the norm, and acute foresight a given, an environment that fuels the same.

**Designed to ensure ample ventilation with offices basked in natural light, at Elmer, find the foundation for timeless thought.**

# Spaces planned for a breath of fresh air.

Creating an unstoppable environment, here, let your ambitions soar.

**UV LED is installed in the HVAC systems**, guaranteed to ensure safety against Covid-19 as well as other viruses for fresh, safe air, while indoor air quality systems help nurture the most conducive work-world so you can focus on what really matters - your enterprise!



Pre-installed UV LED HVAC System &  
Forbes Coronaguard Shycocan



Artist's Impression





The power of  
fresh thinking  
- now exemplified.

# Farther from home. Not from the essence of it.

Beyond work, a space created to inspire and innovate.  
Exclusive amenities encourage a world that thinks outside the routine to nurture ideas,  
develop possibilities, and transpire growth to take your business to the next level.



Golf-putting Green



Sit-out Garden Lounge  
with Barbeque Provision



Recreational Games -  
Table Tennis, Pool, Chess,  
Foosball, Dart Game



Artist's Impression

# Work meets recreation.

Spaces designed for an unparalleled experience.  
Create an environment that boost employee productivity  
with the perfect balance of work and relaxation.



Garden Sit Out Lounge



Barbeque



Artist's Impression



# The perfect environment for the meeting of minds. Brainstorm tomorrow.

Beyond the routine, take collaboration up a notch with outdoor activities that bring the teams together and improve engagement at every level.



Recreational Games -  
Table Tennis, Pool, Chess,  
Foosball, Dart Game



Golf Putting Green

# Where green is the mantra, spaces that fuel a better lifestyle.

When your focus is on greener living, why shouldn't your office support the same?

**The first certified green building of Chembur also offers dedicated electric vehicle charging - making work work for you.**

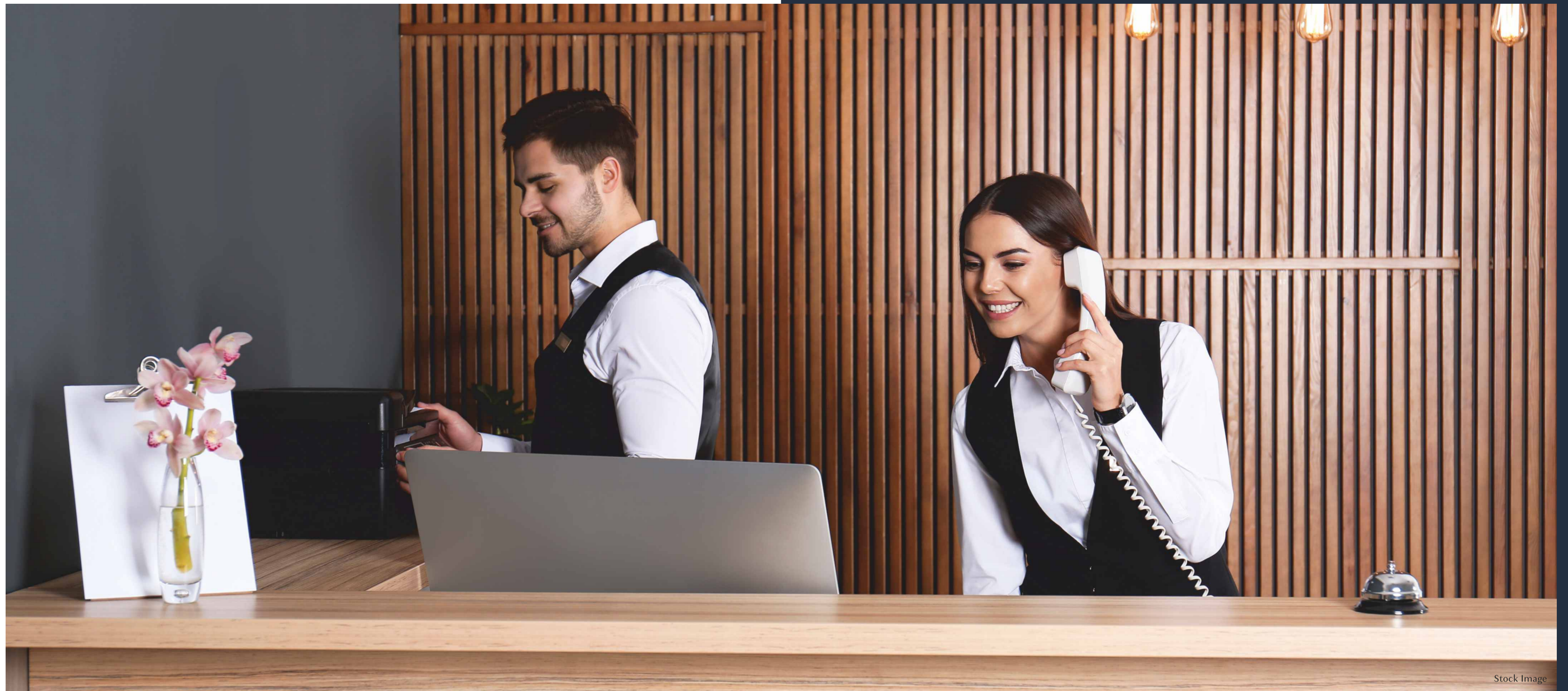


Electric Vehicle Charging

\*Subject to technical feasibility and regulatory approvals.



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Access ease,  
from your seat  
of power.

Our facilities manager service is adept at ensuring a seamless world that caters to your needs. Plan your next conference, implement team building initiatives, and more - we take care of the details.



Facilities Manager




Customized Livery for Security, Valet,  
& Housekeeping Services

While you take care of your business, we will take care of the rest.

The finest in manpower and technology has been deployed to safeguard every aspect of your business, 24x7. Following the highest standards of security, CCTV monitoring of ground floor lobby and property periphery ensures a close watch on visitors round the clock. Hands free access control gate allows only registered individuals to enter the property and an intercom ensures ease of important communication.



 Sophisticated fire fighting system with latest automation technology

 CCTV monitoring of common areas

 Intercom System

 Hands Free Access Control Gate

# 100% Commercial FSI (No IT/ITES)

## Internal Specifications

Fully air-conditioned Office spaces.

Inbuilt Pantry Area with piped gas connection\*.

Self-contained separate Gents and Ladies toilets.

Ceramic Dado tiles and platform, Stainless steel sink in Pantry area.

Provision for third toilet for owners, if required.

Pantry fitted with water-purifier, two door fridge and microwave.

Luxury range CP fittings and sanitary ware with hands free faucet and flushes.

Hands free automatic spray sanitizer installed at entry points.

HVAC works with in in-built UV system to eliminate viruses.

Exquisite Italian marble flooring and cladding for the Entrance lobby and lift lobbies.

Forbes coronaguard Shycocan for indoor air hygiene.

\*piped gas subject to Mahanagar Gas approval.

# TYPICAL FLOOR PLAN





# BASEMENT FLOOR PLAN



# GROUND FLOOR PLAN



# FIRST FLOOR PLAN



# UPPER FLOOR PLAN



# Our Partners

**ASSOCIATED  
ARCHITECTS**

Designing Architect:  
Architect Mahesh Khanolkar  
Associated Architects

**Setsquares  
Architects**

Liasioning Architect:  
Architect Swapnil Sawant  
Setsquares Architects

**metadesign**<sup>TM</sup>  
(I) Pvt.Ltd.

Green Building Consultant:  
Dr. Nilesh Gandhi (Architect)  
Metadesign (I) Pvt ltd

**HC**  
**HYDRO MECHANICAL CONSULTANTS**

MEP Consultant:  
Mr. Vinod Menon

**asc**  
associated structural consultants

RCC Consultant:  
Mr. Vikas Gokhale  
Associated Structural Consultants

**NARAYANAN & NARAYANAN**  
ADVOCATES & SOLICITORS

Legal advisors:  
Narayanan & Narayanan (Regd.)  
Advocates and Solicitors

**SC** **SANJAY CHATURVEDI  
ASSOCIATES**

Advocate and  
MahaRERA Consultant

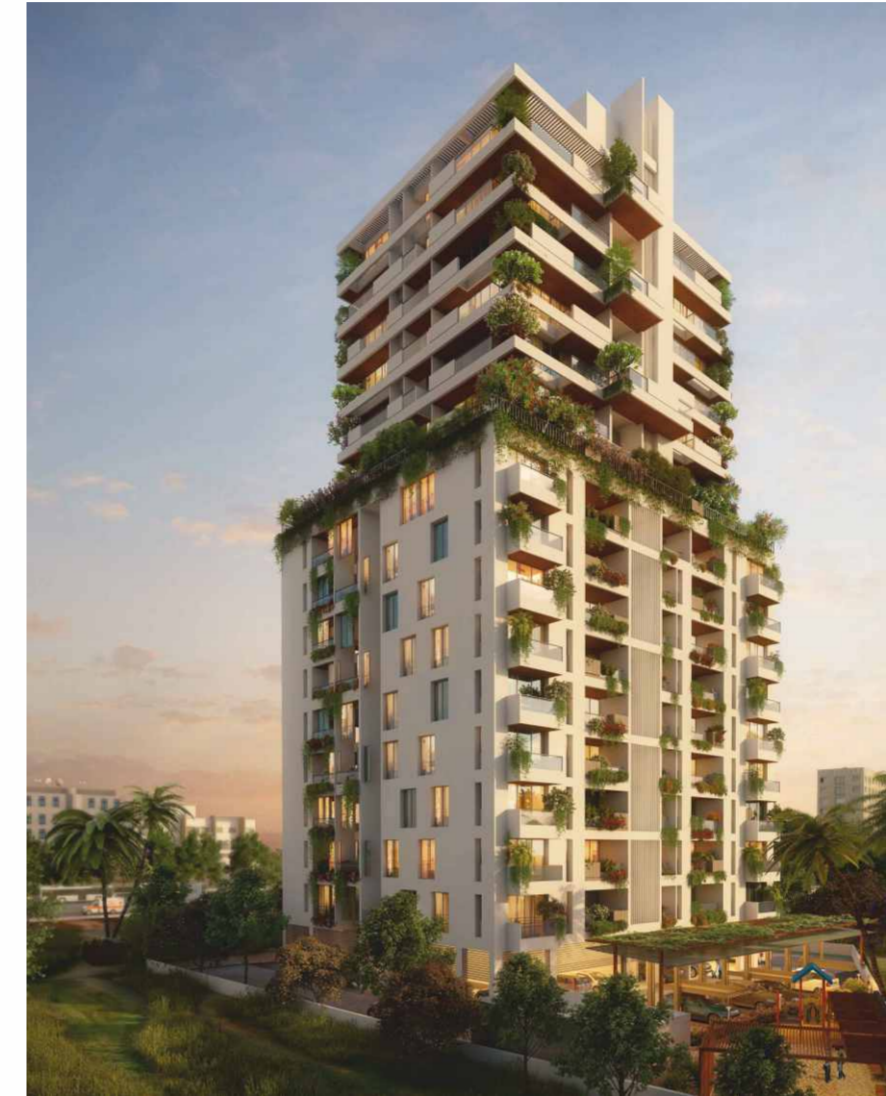
# Our Projects



STELLAR SPACES  
Kharadi, Pune



RAJ EKJYOT SUKRUTI  
Chembur, Mumbai



SIGNATURE TOWER  
Model Colony, Pune



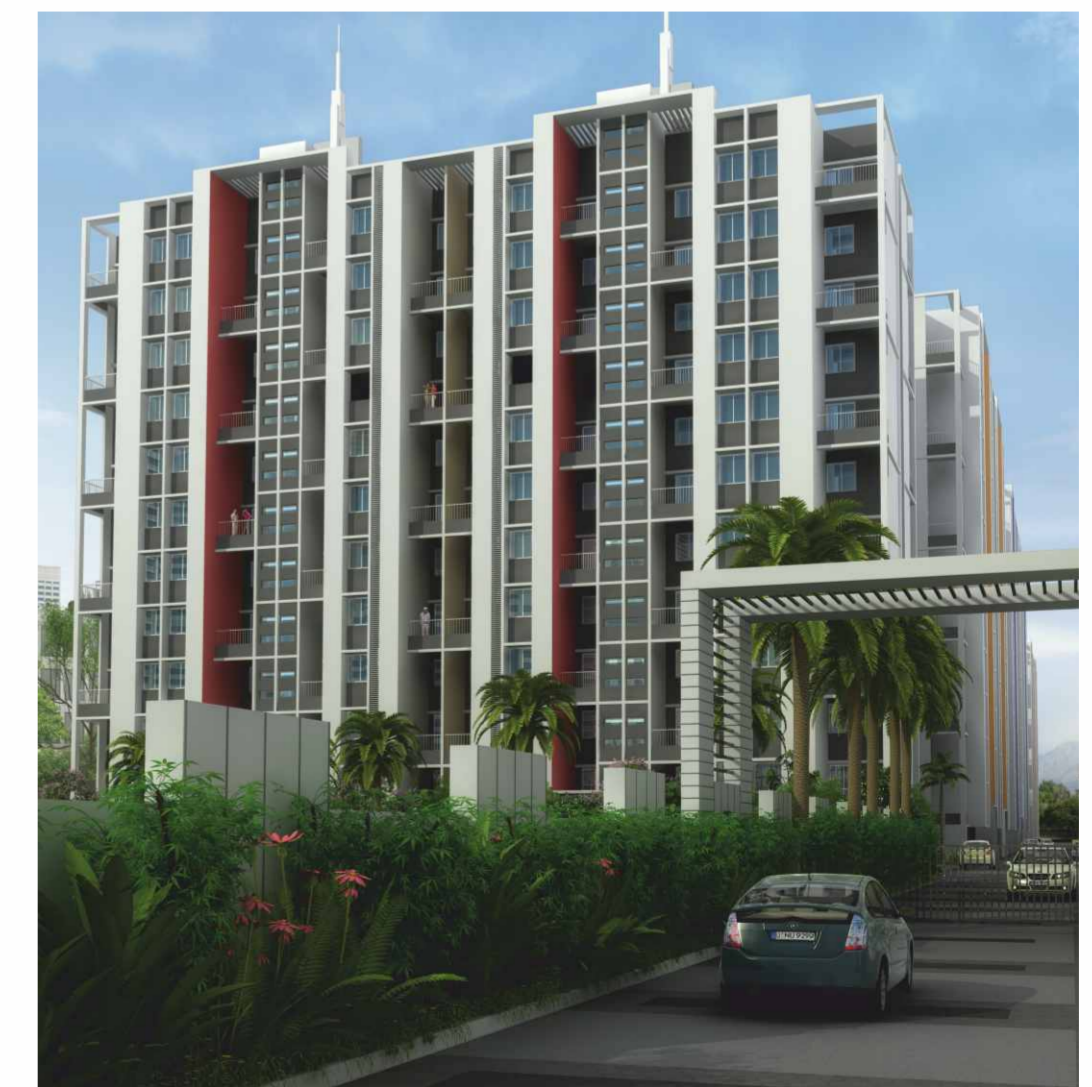
EKJYOT SATKAR  
Chembur, Mumbai



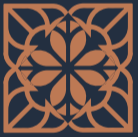
EKJYOT SANMAAN  
Chembur, Mumbai



SOUVENIR  
Baner, Pune



UPCOMING PROJECT  
Varale, Talegaon



# ELMER

PROJECT BY: P. J. Vohra and Sons



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SITE ADDRESS: Elmer, Plot #563, Central Avenue, Corner of 11<sup>th</sup> road, Chembur, Mumbai - 400071.

CONTACT: +91 74000 87575

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MahaRERA Registration number: P51800031228

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