



The 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 largest real estate developer.\* The company has clocked sales of over ₹50,000 crore in last 7 years. We have delivered an area of 7.7 crore sq. ft.\*\* and have 36 ongoing projects and 18 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 sales FY16-22. As per report titled "Real Estate Industry Report" dated January 2021, issued by Anarock Property Consultant Private Limited.  
\*\*80 million or ~8 crore square feet completed till March 2021.



Lodha Altamount  
India's finest residences on Mumbai's Billionaires' Row



The World Towers  
One of India's most iconic addresses

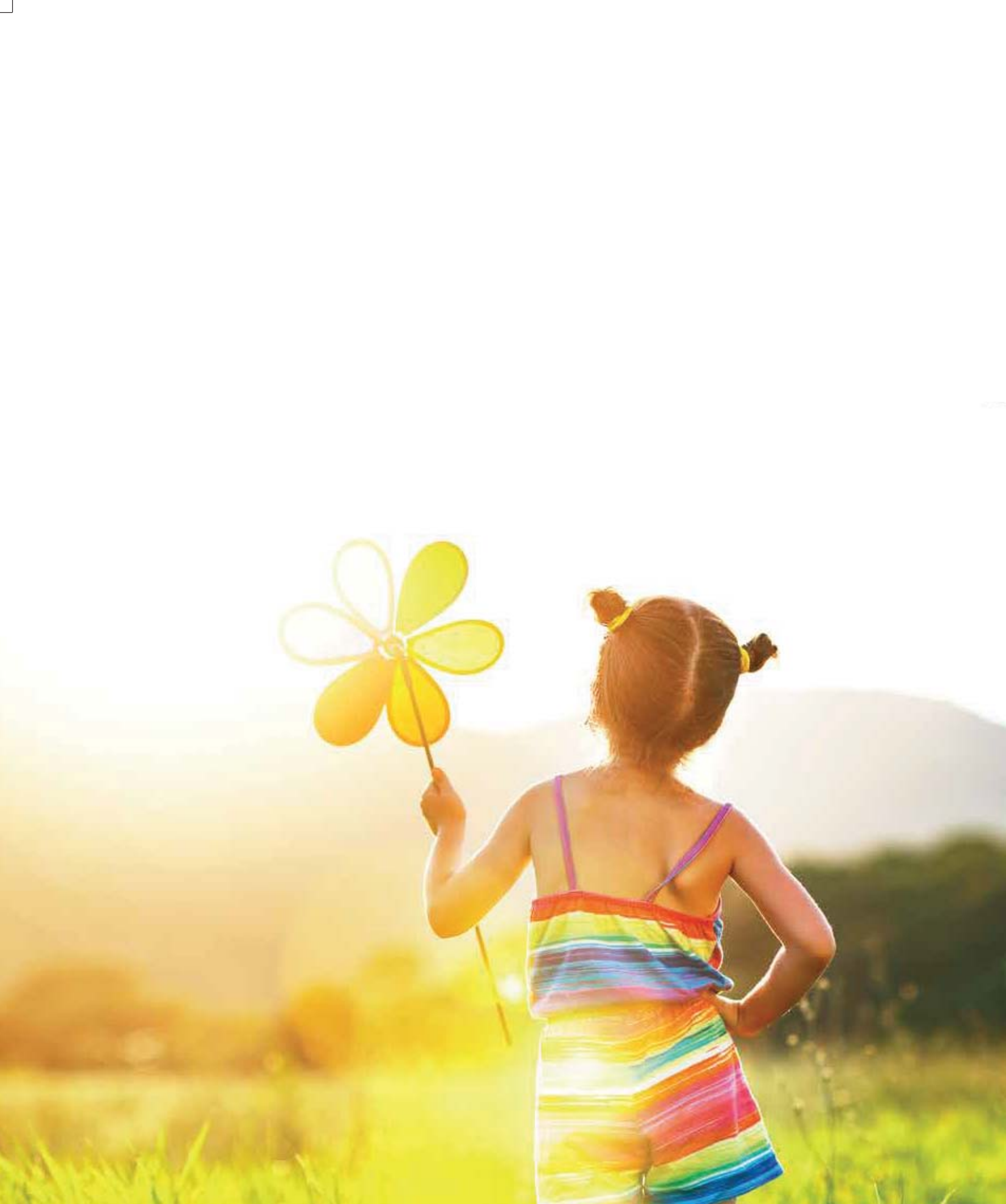


No.1 Grosvenor Square  
The world's most desirable address



## A flourishing life

Lodha's enabling environments inspire us to give of our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other extra-curricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure and Olympic-standard sports complexes give enthusiasts the encouragement to be the best version of themselves. Our developments come with wide open decks and ample open spaces with picnic and BBQ spots, pavilions, tree houses, nature trails and forests – creating a rich eco-system to help you refresh, rejuvenate, and disconnect from the city. While places of worship within our developments enrich your spiritual well-being. A wide range of workshops and information sessions encourage homemakers to hone their skills and pursue their passions, from the comfort of home, while enabling working professionals to network with like-minded individuals to help them achieve greater growth. Seniors can find companionship, convenience, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth.



### **CARING FOR SOCIETY. AND OUR PLANET.**

Building smartly and sustainably is the key to ensuring a better world for us, and a better future for our children. As India's No.1 developer, we've taken the lead to ensure that the impact we leave 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.

### **CARBON NEUTRAL BY 2035**

Lodha is committed to becoming 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 work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

### **SOCIAL HOUSING**

We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

### **HIGHEST STANDARDS OF HEALTH AND SAFETY**

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 in Occupational Health & Safety Management.

# The Joyous Lodha Life



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## 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.



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## 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.



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## 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.

## Live exemplary

After redefining the landscape of South Mumbai with marquee residential developments such as The World Towers, Lodha Park and Lodha Altamount, and giving London its most coveted address: No.1 Grosvenor Square – globally recognised as the world’s finest developments, Lodha brings to you a one-of-a-kind development in the heart of the city at Mahalaxmi.

Nestled amidst an enchanting landscape with one of the largest green spaces in Central Mumbai, world-class amenities for sports and recreation, and the finest views of the Eastern Seaboard, this master-planned development is carefully designed to maximise interiors and views whilst minimising wastage. Resulting in homes with virtually zero wastage, spacious rooms, grand decks with floor-to-ceiling French windows, and dedicated study rooms - enabling the residents to thrive.

Home to Mumbai’s elite, Lodha Bellevue is everything you’ve come to expect from India’s No.1 real estate developer, and more. Exemplary in every sense of the word, Mumbai has never seen anything like this before.

Majestic views,  
inside out.

With the lush landscape of the central greens to one side and the Eastern Seaboard to the other, your home commands the best views, inside-out.





Renaissance gardens,  
from a bygone era.  
For today's world.

Unlike most landscapes that are elevated at the podium level, this landscape has been conceived and executed on Mother Earth. Enjoy a wider range of tree cover and plant species, and taller trees that can take deep roots.



Residences  
maximised for you.

With lavish 8 ft. wide decks which command stunning views, your residence is impeccably designed and thoughtfully planned to maximise space.



# A well-connected location. In the heart of South Mumbai.

Built on privately owned land, Lodha Bellevue is set in the buzzing central hub of Mumbai at Mahalaxmi. It is extremely well-connected to, and in close proximity to Mumbai's finest business, retail and entertainment places. The lifestyle hubs of Kamala Mills, Palladium, Phoenix High Street, PVR Cinema, and gourmet restaurants around the Mahalaxmi Race Course are located within a kilometre's radius from where you reside.





Every amenity you  
can think of.  
And a lifestyle you  
couldn't even dream of.

# A social ecosystem.

With several areas for activity, leisure and recreation dotting its vast landscape, Lodha Bellevue creates the perfect ecosystem for its elite residents to meet, socialize, and bond with each other. Picnic spots, garden pavilions, a café, amphitheatre, and a grand clubhouse – Lodha Bellevue is designed to create a community of like-minded people from diverse professions, where exchanging views is as easy as sharing a cup of coffee, or playing a round of tennis.

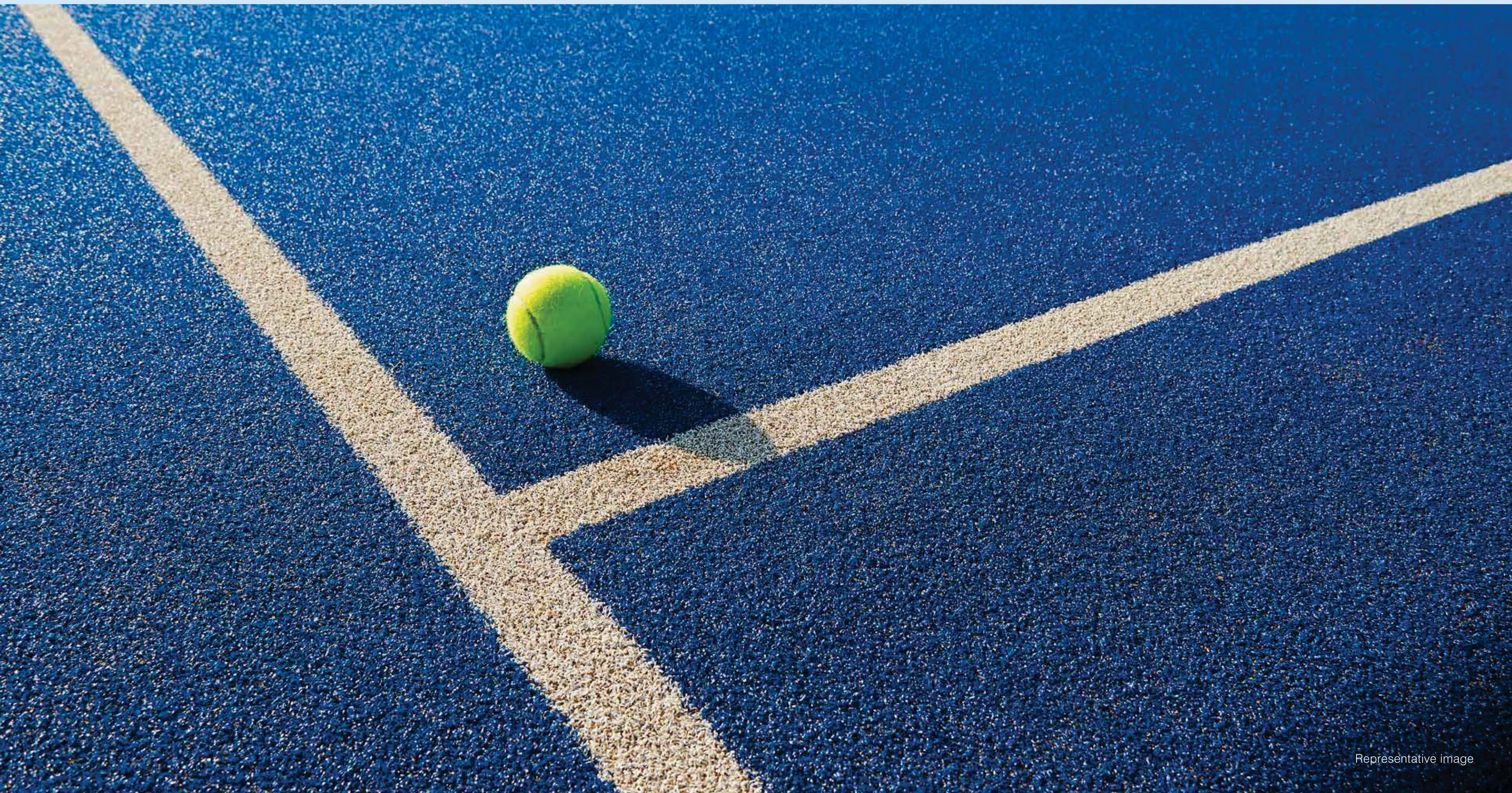




- Swimming pools
- Café
- Multipurpose lawn
- Amphitheatre
- Themed gardens
- Lifestyle cabanas
- Senior citizen's corner
- Pet's corner
- Kid's play area
- Crèche

# A sports village

Lodha Bellevue offers a universe of sports and activities for you to indulge in. Allowing you to play all the sports and games you dreamed of, and even those you never imagined. Golf under the stars. Shooting some hoops with your little ones. A fun 5-on-5 with your mates on the futsal turf. Play yourself into a child again.





- Fitness centre
- Outdoor gym
- Jogging track
- Multipurpose courts
- Tennis court
- Cricket turf
- Indoor games room





Inner peace,  
outer beauty.

The serene Jain temple will allow for a peaceful and a tranquil environment right in the vicinity of your residence.



## 80% open spaces. 100% happiness.

Lodha Bellevue is a high-rise, low-density development, with 80% devoted to open green spaces. Which means, more green spaces for residents to enjoy, with less crowding at community spaces.

Representative image



## High-rise tower, high on privacy.

The tower, 56 storeys high, comprises 3 wings, with 2/3 units per wing, ensuring privacy for every family on the floor.



## Residences that maximise your interiors and minimise wastage.

- Well-designed fully air conditioned units\*
- Large deck area in the living room for all units
- 7' high sliding windows to maximise light and ventilation
- Tall 10'-6" (3.15m) floor-to-floor height
- Separate wardrobe space in bedrooms
- Almost zero wastage in passage within the unit
- Premium finishes- imported marble in living room & master bedroom, Marbital® flooring in bedrooms, vitrified tiles flooring in kitchen
- CP/ sanitary fittings from Grohe\*\*/ Kohler\*\* in all bathrooms\*\*\*

Representative image

\*Except kitchen, toilets & service areas  
\*\*Or equivalent  
\*\*\*Except staff toilets



## Wide decks. Wider views.

Want to relax with a book? Do a few surya namaskars as you greet the rising sun? Or create a cozy corner to catch up with friends over the weekend? Your lavish 8 ft. wide deck can become whatever you want it to be, serving as the sweetest spot in your lovely abode. All this, while you take in the panoramic views of the Eastern Seaboard or the landscaped greens of your development.



## Every corner, safe and secure.

At Lodha Bellevue, every corner is armed with security features to preserve your home as the safe haven it was meant to be. From swipe card access at the entrance to the emergency alarm in your residence, every feature is thoughtfully integrated into the security system to ensure your family is always safe and secure.

- Advanced 5-tier security
- Swipe card access
- Video door phone
- CCTV monitoring of key common areas
- Gas detector in kitchen
- Emergency alarm in each residence

# Master Plan



**LEGEND**

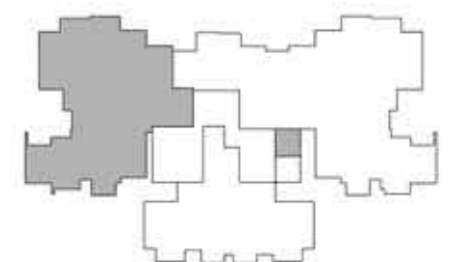
- |                               |  |
|-------------------------------|--|
| 1 ENTRANCE PORTAL             | 18 MINI PUTT   |
| 2 GREEN WALL & SIGNAGE        | 19 PET'S CORNER  |
| 3 LIFESTYLE CABANAS           | 20 DROP-OFF  |
| 4 HERB GARDEN                 | 21 REFLEXOLOGY GARDEN                                    |
| 5 SPICE GARDEN                | 22 JOGGING PATH  |
| 6 KITCHEN GARDEN              | 23 SENIOR CITIZEN CORNER                                 |
| 7 OUTDOOR FITNESS (MULTI-AGE) | 24 PLAY VILLAGE  |
| 8 EXPERIENTIAL PROMENADE      | 25 FOOTPATH/ WALKWAY                                     |
| 9 AMPHITHEATRE                | 26 CRICKET TURF  |
| 10 MULTI-PURPOSE LAWN         | 27 FUTSAL COURT  |
| 11 SOCIAL TERRACE             | 28 TENNIS COURT  |
| 12 20M LAP POOL               | 29 BASKETBALL/ VOLLEYBALL COURT<br>(MULTI-PURPOSE COURT) |
| 13 JACUZZI ALCOVE             | 30 BALL PRACTISING CORNER                                |
| 14 KID'S POOL                 | 31 TRELIS AND SEATING                                    |
| 15 DAYBED PLATFORM            | 32 SEATING CORNER  |
| 16 POOL DECK                  |  |
| 17 EXERCISE LAWN              |  |

# WING A

## Typical Wing & Unit Plans



UNIT 1 - 3 BED WITH STUDY  
UNIT 2 - 4 BED





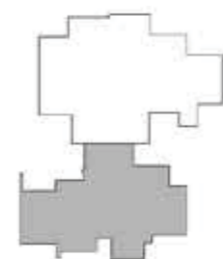
# 3 BED WITH STUDY

# 4 BED

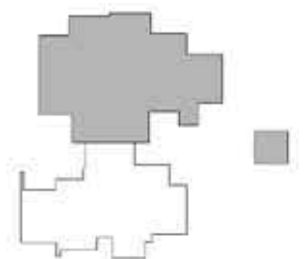


STAFF ROOM FOR 4 BHK

UNIT 1  
WING A



UNIT 2  
WING A

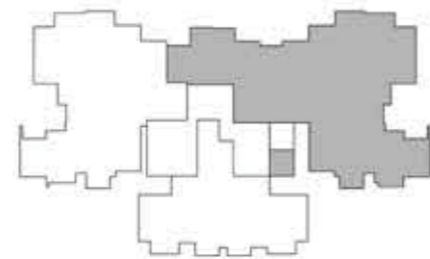


# WING B

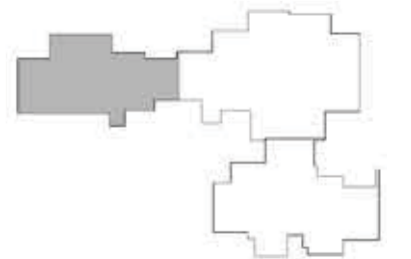
# 3 BED OPTIMA



- UNIT 1 - 3 BED OPTIMA
- UNIT 2 - 4 BED
- UNIT 3 - 3 BED WITH STUDY



UNIT 1  
WING B



# 4 BED

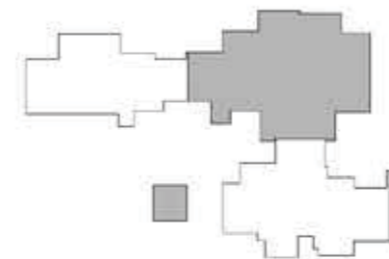


STAFF ROOM FOR 4 BHK

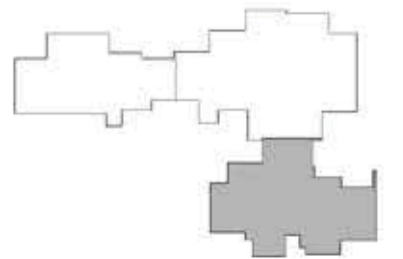
# 3 BED WITH STUDY



UNIT 2  
WING B



UNIT 3  
WING B

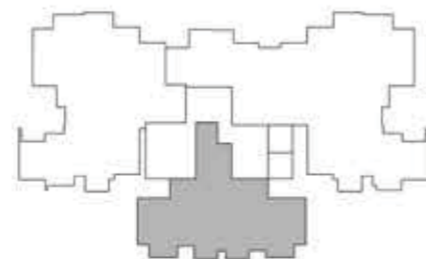


# WING C

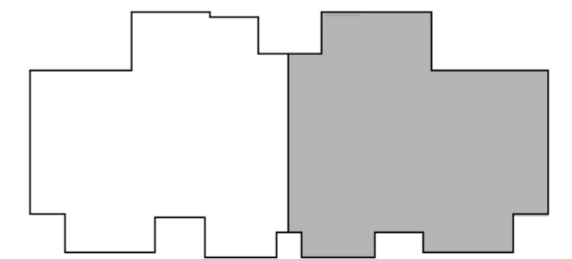
# 3 BED OPTIMA



UNIT 1 - 3 BED OPTIMA  
UNIT 2 - 3 BED OPTIMA



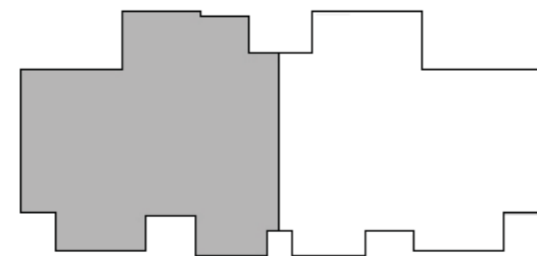
UNIT 1  
WING C



### 3 BED OPTIMA



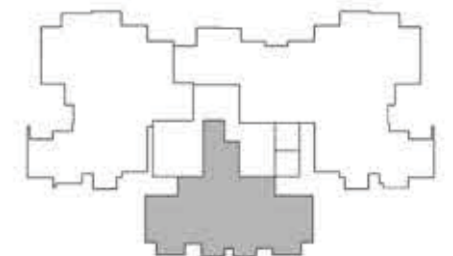
UNIT 2  
WING C



### 4 BED WITH STUDY



UNIT 1 + UNIT 2  
WING C



## DESIGN PARTNERS

### **Architecture design: Kapadia Associates, Mumbai**

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

### **Landscape design: Sitetectonix, Singapore**

A consulting firm that specialises in landscape architecture, master planning and urban design, STX harnesses the creativity, experience and expertise of its staff to serve as a trusted partner for clients and to give form and definition to projects. Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesising its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces.

### **Interior architecture: Studio HBA, Mumbai**

HBA creates the signature looks of today's luxury brands, independent contemporary boutique hotels, urban resorts spas, world-class residences, restaurants and casinos. From continent to continent, each HBA interior is the result of a unique and sensitive response to location, architecture and client vision. With more than 1,200 designers around the globe in 24 offices in nearly every major city, HBA is a true global company. HBA's international presence, combined with its extensive knowledge of the interior design industry, has facilitated the ability to rewrite the language of design with each new project.

## **Disclaimer**

The plans, layouts, 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 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; 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. The dimensions and/ or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, 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 exact plan and orientation of your unit before purchase. RERA registered. Date of Printing: July '22.

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