



# HIGHLAND

HIRANANDANI GARDENS, POWAI



**Hiranandani**  
creating better communities

## UNVEILING THE EXTRAORDINARY LIFE

We started from far-stretched barren lands in Powai, years ago. The boundless vision of Dr. Niranjan Hiranandani and Mr. Surendra Hiranandani has turned every fragment of that parched land into a miraculous specimen of architecture. They gave Mumbai its finest township - Hiranandani Gardens, Powai, a neo-classical architectural marvel blessed with nature's bliss. An integrated life, where every aspiration gets fulfilled. It's a world of infinite possibilities that continues to create new experiences, and now it takes your life even further with its new creation HIGHLAND, a platter of affluent lifestyle and rich indulgences.



## HIRANANDANI GARDENS, POWAI

**250+**  
Acres

**50+**  
Residential towers

**2**  
Schools

**3**  
Clubhouses

**1**  
Supermarket

**1**  
Hospital

**24x7**  
Security

**4,000+**  
Happy residents



THE REALM OF  
EXCEPTIONAL LIFESTYLE

# A WORLD FULL OF FINEST LIFESTYLE AMENITIES.

Hiranandani Gardens, Powai is abounded by finest lifestyle amenities. This rare living experience comes with lush green open spaces, plethora of recreational choices and tranquil environment. It is the most admired global destination that grants its residents an opportunity to live amid a close-knit community that boosts growth and ensures better future.



ACTUAL IMAGE OF HIRANANDANI FOUNDATION SCHOOL



ACTUAL IMAGE OF HIRANANDANI BUSINESS PARK

- Hiranandani Foundation School and HFS International School
- Dr L H Hiranandani Hospital
- HAIKO Supermarket
- Clubhouse, Gymnasium and Swimming Pool
- Tennis, Badminton and Squash Courts
- Pedestrian Friendly Tree Line Avenues
- Shopping Arcade & High Street Retail
- Meluha - 5 Star Hotel & Rodas - 3 star Ecotel Hotel
- Hakone Entertainment Centre
- Hiranandani Business Park



ACTUAL IMAGE OF DR L H HIRANANDANI HOSPITAL



ACTUAL IMAGE OF FOREST CLUB



ACTUAL IMAGE OF NIRAVANA PARK

## DISCOVER A FRESH HUE OF GREEN EVERY DAY.

4 themed gardens laid with nature trails and jogging tracks, streets lined with evergreen trees and velvety green mountains surrounding the area - you're bound to lose yourself in the serenity and find a new hue of green every day.

**4**

Themed Gardens

**50+**

acres of open green space

**1 Lac+**

trees planted in township

**22**

rare species of trees

**7.65**

acre of man-made forest



ACTUAL IMAGE OF AMBROSIA GARDEN



ACTUAL IMAGE OF MAN-MADE FOREST



WELCOME TO



ROCKRIDGE  
GREENS



YOUR NEW ADDRESS IN  
MUMBAI'S FINEST TOWNSHIP  
HIRANANDANI GARDENS, POWAI.



Explore the most awaited landmark, thoughtfully designed to make your life exciting. The smooth, elegant expressive curves derived from nature create a sense of community with its sustainable integration with the surrounding environment. The landscape here is designed as a lush greenscape as seen from above with a special selection of plant palettes that bloom all year round. The design also embraces an optimal shade coverage provided by the lush trees and buildings such that residents can enjoy the vast landscape throughout the day and round the year.

3.5+ ACRES OF INTERNATIONALLY  
DESIGNED LANDSCAPE

6 WELL-DEFINED ZONES

30+ AMENITIES

Landscape Architect:

**SITE CONCEPTS INTERNATIONAL, SINGAPORE**

Building Architect:

**HAFEEZ CONTRACTOR**

  
**HIGHLAND**



**ROCKRIDGE  
 GREENS**



**HIRANANDANI GARDENS, POWAI**

\*Trees and Green Area shown is for representation purpose only.  
 \*Layout plan is not up to the scale.





# ROCKRIDGE GREENS

- 1 THE PIER (ENTRY/ EXIT GATE AND PORTAL)
- 2 THE RIPPLE
- 3 LAWN 'GREEN CONCOURSE'
- 4 MANICURED WALKWAY
- 5 CASCADING GRASS GLADES (AMPHITHEATRE)
- 6 PERFORMANCE SQUARE
- 7 CHILDREN'S PLAY AREA
- 8 PARENT'S PAVILION
- 9 "THE RETREAT" SITTING ALCOVE
- 10 "THE SHADE" SITTING PAVILION
- 11 MEDITATION PARK
- 12 SCULPTURE GARDEN
- 13 MULTI PURPOSE COURT
- 14 CRICKET PITCH
- 15 WALKWAY PATH
- 16 WIFI GARDEN
- 17 "THE COURTYARD" GARDEN
- 18 REFLEXOLOGY AREA
- 19 PALM MEADOWS
- 20 "THE WAVE CREST" (LAP POOL)
- 21 POOL DECK WALKWAY
- 22 INTERACTIVE WAVE BRIDGE
- 23 GREEN WALL
- 24 TIMBERLAND FALLS
- 25 ADVENTURE WALL PLAY
- 26 PATHWALK
- 27 DROP-OFF
- 28 GREEN BUFFER
- 29 LOOKOUT SQUARE
- 30 SPECTATORS SEATING
- 31 JOGGING/BICYCLE TRACK
- 32 PARKING
- 33 WALKING PROMENADE
- 34 FOCAL ARTWORK
- 35 CHILDREN'S PLAY YARD



This is a render image as visualised by the artist for reference purpose only. Trees & Green area shown is for representation purpose only.





ZONE 1

RETURN TO  
NATURE'S ROOTS

THE GREEN LIFE



Image is for representational purpose



MEDITATION PARK



SCULPTURE GARDEN

Your home here shows you the path back to blissful living, with a choice of green development.

- Meditation Park<sup>11</sup>
- Sculpture Garden<sup>12</sup>
- Wifi garden<sup>16</sup>
- Courtyard Garden<sup>17</sup>
- Reflexology area<sup>18</sup>
- Palm Meadows<sup>19</sup>
- Green Lawn<sup>03</sup>



COURTYARD GARDEN

Images are for representational purpose

\*Refer Rockridge Greens layout



GREEN LAWN



WIFI GARDEN



REFLEXOLOGY AREA

Images are for representational purpose



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ENDOWING THE ULTIMATE GIFT OF  
'GREENERY' IN AN URBAN ADDRESS

LANDSCAPED GARDEN

ZONE 2

GET THRILL BACK  
INTO YOUR ROUTINE

THE ACTIVE LIFE



Image is for representational purpose



SWIMMING POOL



MULTIPURPOSE COURT

A range of sporting avenues will bring back that rush of adrenaline in your everyday life.

- Swimming pool<sup>20</sup>
- Cricket pitch<sup>14</sup>
- Multi-purpose court<sup>13</sup>
- Clubhouse with Gymnasium, Cardio room and Multipurpose hall



CRICKET PITCH

Images are for representational purpose

\*Refer Rockridge Greens layout



**YOUR GATEWAY TO  
LIMITLESS RECREATION**

SWIMMING POOL

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ZONE 3

SEE TRANQUILITY  
MAKE A RE-ENTRY

THE CALM LIFE



Image is for representational purpose





THE SHADE SEATING PAVILION



PARENT'S PAVILION

Reconnect with your inner self amidst spaces where your mind can truly relax.

- The Retreat seating alcove<sup>9</sup>
- The Shade seating pavilion<sup>10</sup>
- Parents pavilion<sup>8</sup>
- Lookout square<sup>29</sup>



THE RETREAT SEATING ALCOVE

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\*Refer Rockridge Greens layout



ZONE 4  
MAKE WELLNESS  
A HABIT AGAIN

THE FIT LIFE

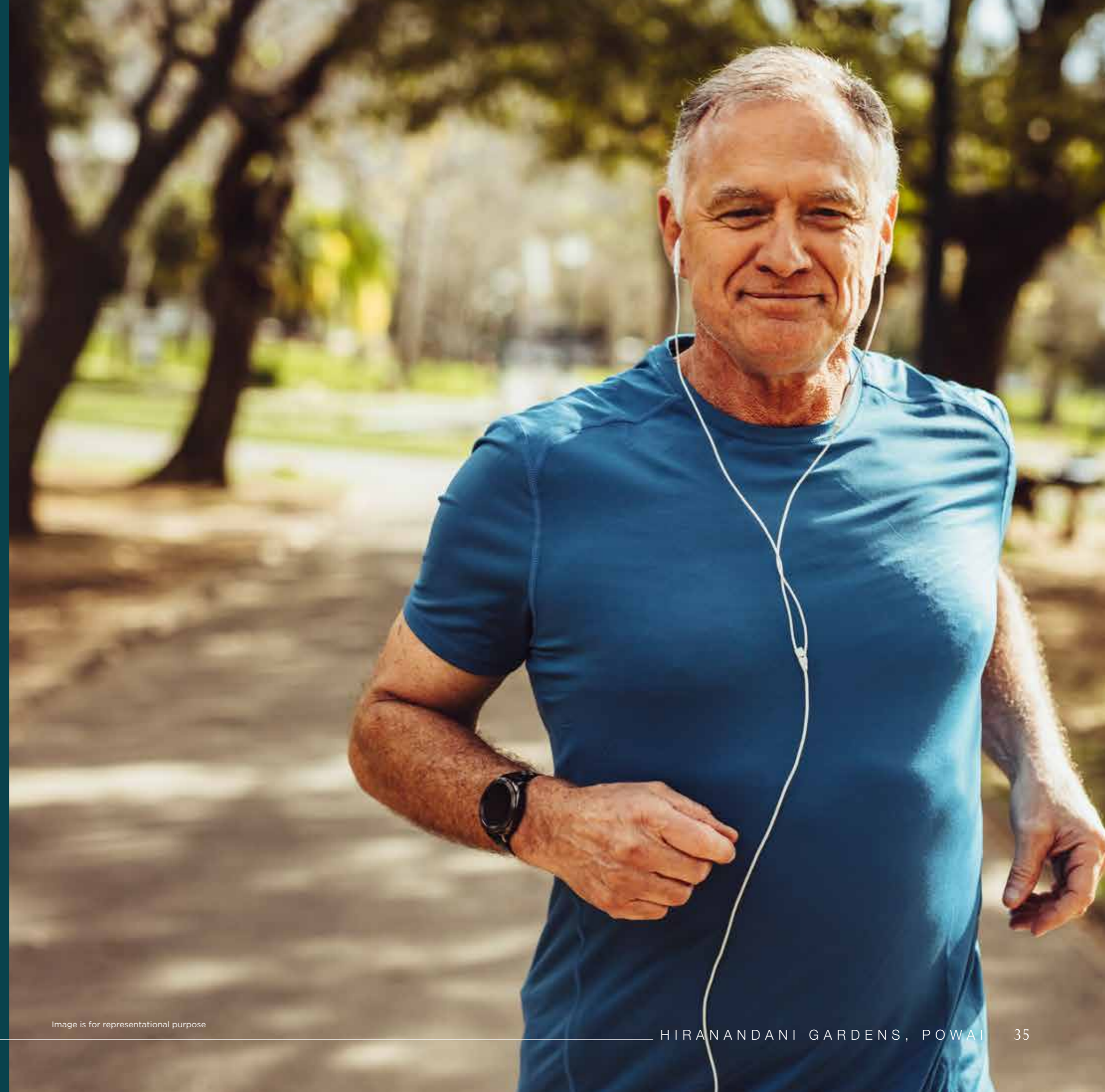


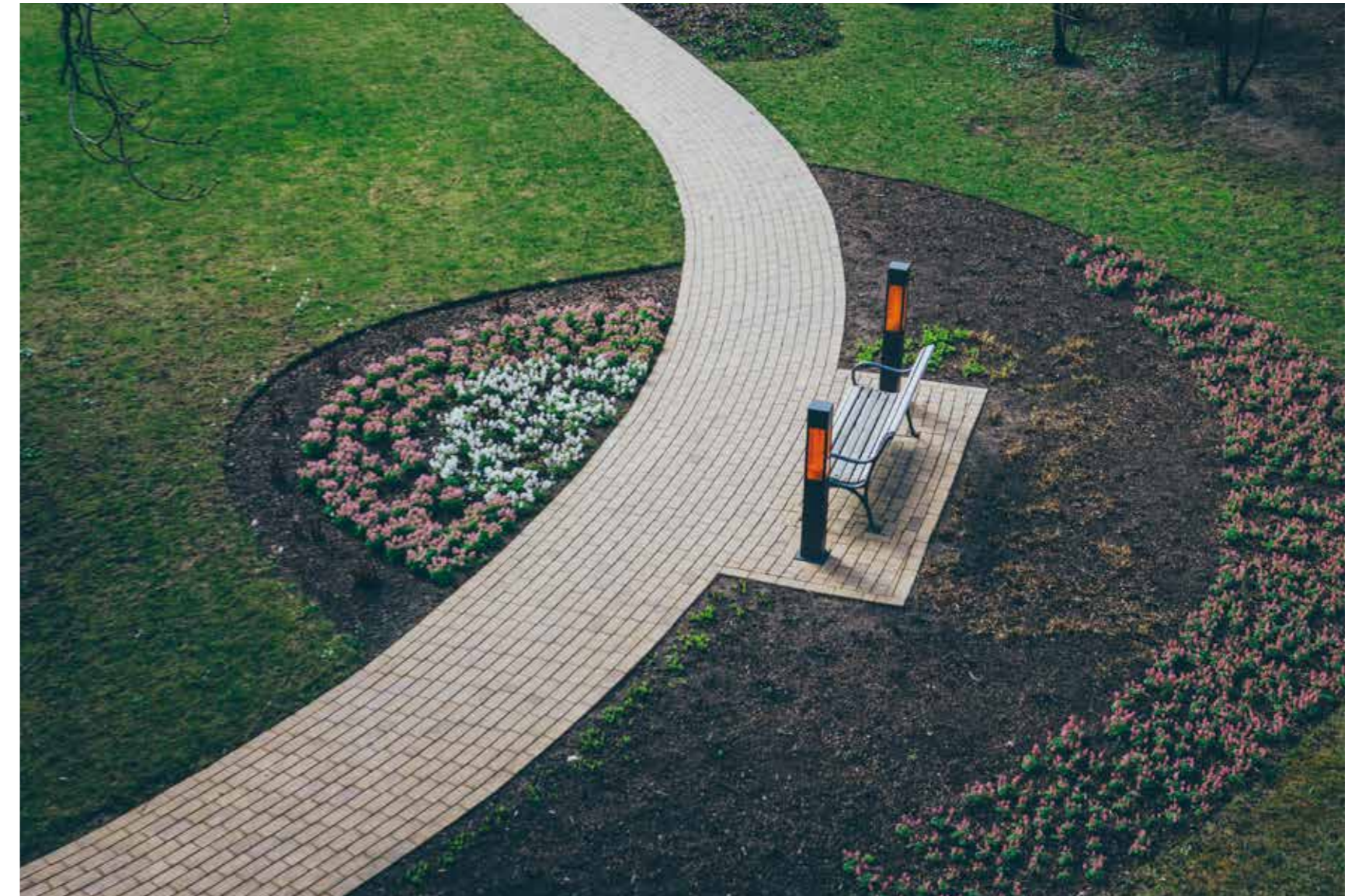
Image is for representational purpose



JOGGING/CYCLING TRACK

Run into your old healthier self again on the paths right next to your home.

- Jogging/cycling track<sup>31</sup>
- Pathwalk<sup>26</sup>
- Walking promenade<sup>33</sup>



PATHWALK

Images are for representational purpose

\*Refer Rockridge Greens layout

ZONE 5

SEE CHILDHOOD  
REGAIN THEIR FREEDOM

THE PLAYFUL LIFE





ADVENTURE WALL PLAY

Treat your children to the open freedom that every child once cherished.

- Adventure wall play<sup>25</sup>
- Interactive wave bridge<sup>22</sup>
- Children's play area<sup>7</sup>
- Play yard<sup>35</sup>



CHILDREN'S PLAY AREA



Images are for representational purpose

INTERACTIVE WAVE BRIDGE



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A CANOPY OF LEAVES BOWING  
TO WELCOME YOU EVERYDAY

KIDS' PLAY AREA

ZONE 6

LET YOUR TALENTS  
SHINE ONCE AGAIN

THE SPOTLIGHT LIFE





AMPHITHEATRE

Become a showstopper in front of friends and family, like you once were.

- Amphitheatre<sup>5</sup>
- Performance Square<sup>6</sup>



Images are for representational purpose

PERFORMANCE SQUARE





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# LIGHTING UP OCCASIONS WITH SHEER DELIGHTFULNESS

AMPHITHEATRE

STEP INSIDE  
AN INTEGRATED LIFE





# HIGHLAND

HIRANANDANI GARDENS, POWAI

## LIVE THE GRAND LIFE

Welcome to a landmark designed to make your life complete, with comfort, space, and convenience. Highland offers 1, 2 & 3 BHK homes, that are efficiently designed to cater to your needs of leisure, recreation, and celebration. Refresh everyday with balconies overlooking the lush landscape or the elegant township. Re-discover an elegant lifestyle with a palette of lush and open spaces, a neighbourhood of fine living choices, a location of great sensibility and finally, an identity that carries the signature hallmark of Hiranandani.



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## A CHARMING ADDRESS THAT IS WORTH THE WAIT

Your dream home at Highland comes with lush greenery at your doorstep and plush amenities that make your life grand and desirous. With these unique offerings, open your doors to an opulent lifestyle.

### Tower Features

- Double height air conditioned building entrance lobby
- CCTV surveillance at building entrance lobby
- Beautiful floor lobbies
- High speed elevators
- Power backup for pump, lift, lobby and stairs area
- LED lights in the common areas
- Comprehensive fire fighting and fire alarm system
- Mechanised car parking
- FTTH ready low voltage structured cabling system inside apartment
- Common DTH dish antenna
- Audio Intercom using IP-EPABX (video call supported)



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## ENTER INTO AN AURA OF GRANDEUR AND GRACE

Welcome to the world of envious lifestyles that embraces comfort at every corner.

### Internal Features

#### LIVING ROOM

- Air - conditioned living, dining with split units
- Large format tiles in living and dining
- Large format aluminium double glazed windows for ample light & ventilation
- Sheer curtain in living & dining
- Modular electrical switches
- False ceiling with recessed lights
- Decorative feature wall with wall paper/ texture paint



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## SETTLE INTO A REALM OF LEGENDARY OPULENCE

Feel the prestige of belonging to an iconic community across every living space in your home.

### BEDROOM

- Air - conditioned bedroom with split units
- Large format tiles in bedroom
- Large format aluminium double glazed windows for ample light & ventilation
- Sheer curtain in bedroom
- Modular electrical switches
- False ceiling with recessed lights
- Decorative feature wall with wall paper/ texture paint



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## BATHROOM

- Thoughtfully designed toilets with bathroom fittings
- Vanity unit below wash basin counters
- High-quality non-corrosive plumbing
- Superior quality geyser and exhaust
- False ceiling with recessed lights in toilets and passage



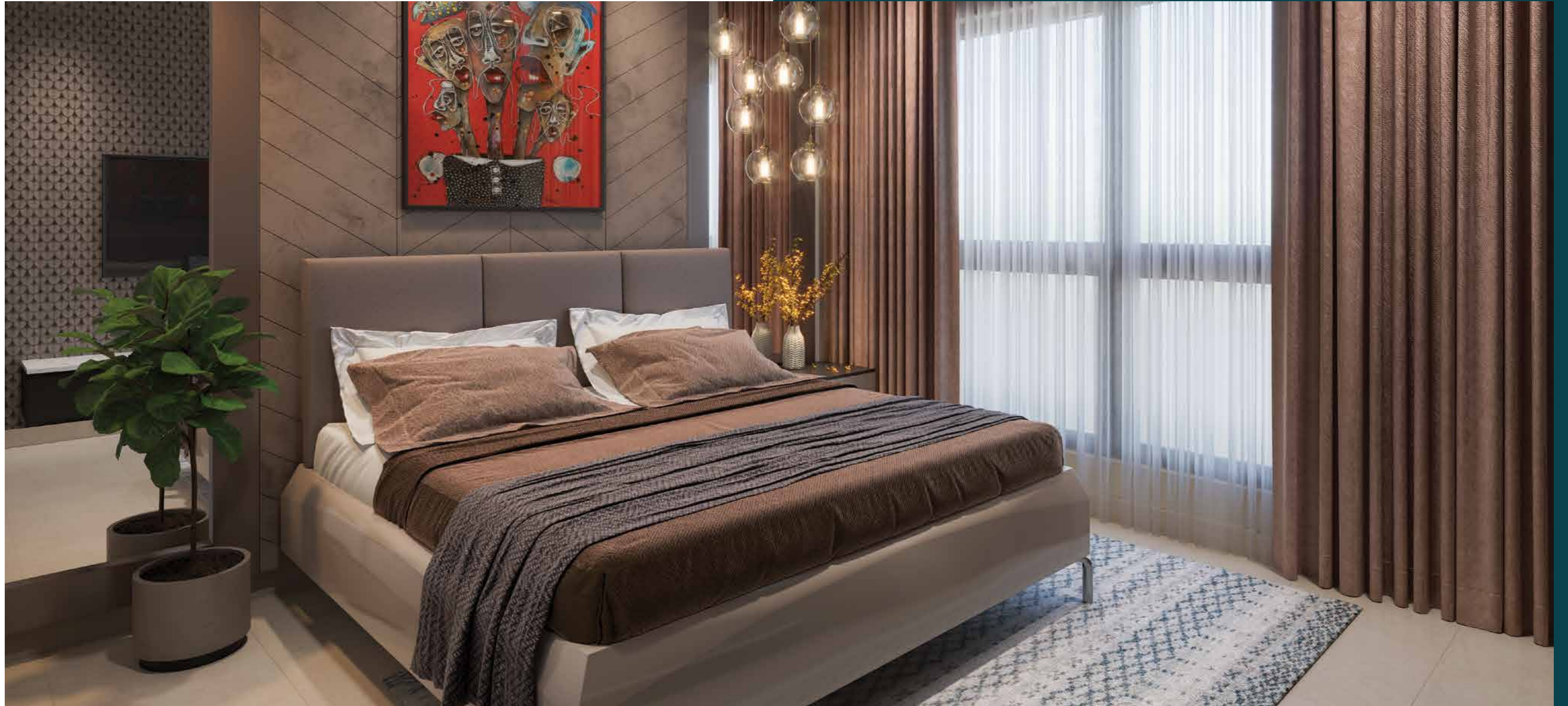
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## KITCHEN

- Modular kitchen cabinets with kitchen platform and sink along with white goods - (Hob & Hood, Refrigerator, Washing machine cum dryer, Microwave oven and water purifier)



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WHEN EVERY THING IS  
JUST A THOUGHT AND  
A FEW FOOTSTEPS AWAY.

You name it, you have it. With nothing far from you, the experience propels you to the convenience level-next.

### Walking distance\* from **HIGHLAND**

- 03 mins ● Heritage Garden & Racquet's Club
- 05 mins ● Dr L H Hiranandani Hospital
- 06 mins ● High Street & Haiko Mall
- 06 mins ● Galleria Mall
- 07 mins ● Restaurants, Cafes & Banks
- 11 mins ● Hiranandani Foundation School
- 12 mins ● HFS International
- 12 mins ● Eden Club & Forest Club

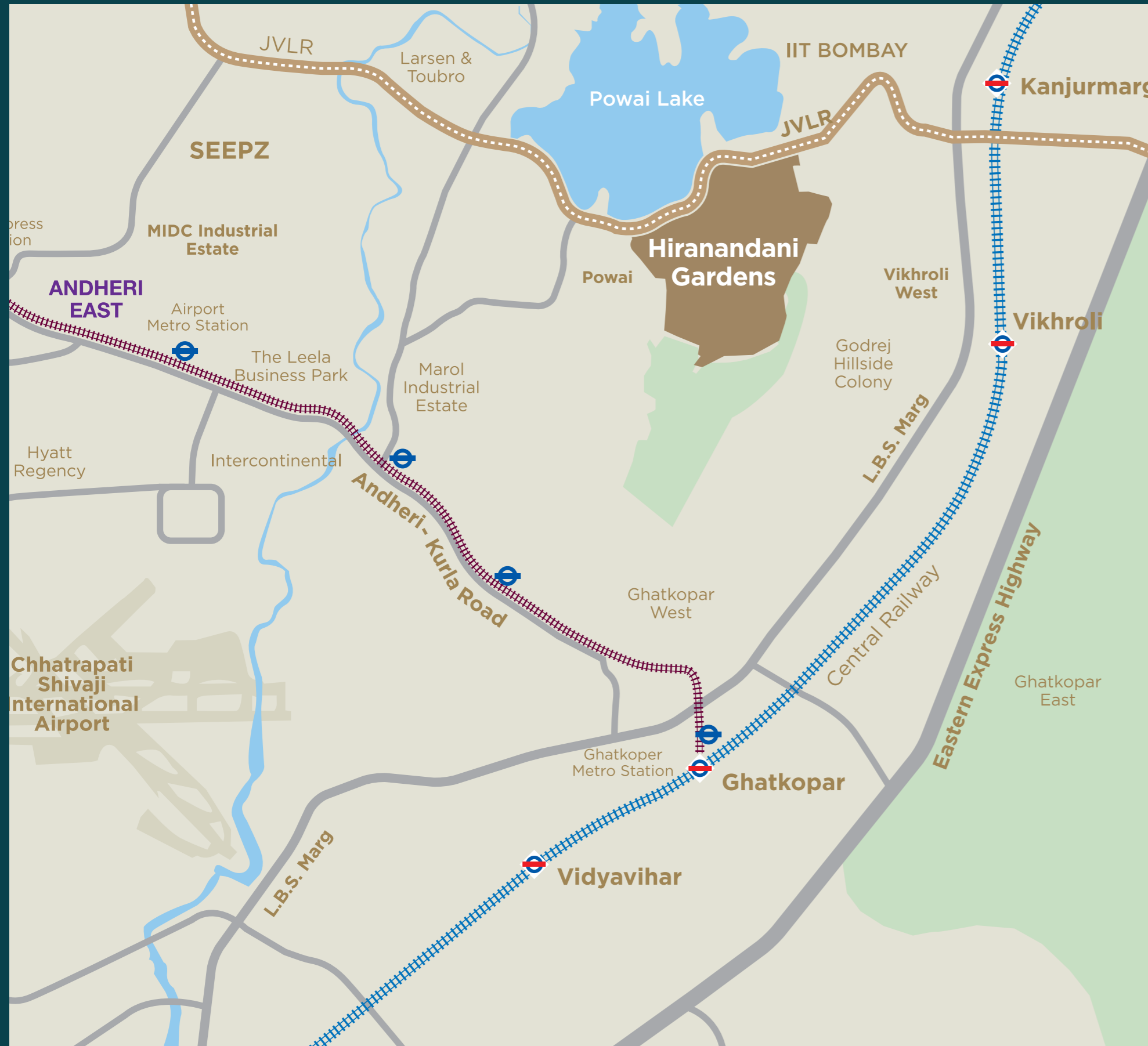
REACH OUT TO  
THE WORLD FROM  
WHERE YOU ARE





## CONNECTIVITY AT HIRANANDANI GARDENS, POWAI

One of the greatest comforts a home can bring into your life is convenient travel. The prime location of Hiranandani Gardens, Powai places you within easy reach of the city and all its prime destinations for travel, work, business, entertainment, hospitality and so much more. You're also at the doorway of a choice of travel infrastructure that'll enable you to travel the length and breadth of your city and even beyond.



## LOCATION ADVANTAGES OF HIRANANDANI GARDENS, POWAI



### Key Destinations

- SEEPZ- 5 Km
- BKC - 10 Km
- Airport - 10.5 Km
- Andheri West - 11.1 Km
- Thane - 17 Km
- Churchgate - 27 Km



### Road Connectivity

- JVLR - 1.4 Km
- LBS Marg – 3.4 Km
- Eastern Express Highway - 4.8 Km
- SCLR - 8.1 Km
- Eastern Freeway - 12 Km



### Finest Education

- Hiranandani Foundation School - 1 Km
- Poddar International School - 1 Km
- SM Shetty – 1 Km
- IIT Bombay – 2 Km
- Pawar Public School – 2 Km
- Bombay Scottish School – 3 Km



### Rail Connectivity

- Upcoming Metro Station:  
Powai Lake - 2 Km
- Kanjurmarg Station - 4.2 Km
- Vikhroli Station - 4.5 Km

Distance as per google map

# FIND YOUR EVERYDAY ROUTE TO SOMETHING BIG.

## TRAVEL ROUTES AT HIRANANDANI GARDENS, POWAI



### Upcoming Metro Connectivity \*\*

Mumbai Metro 6 will be a 14.47 km long track which will connect Lokhandwala-Kanjurmarg. It connects to Metro 2 (Dahisar-Mankhurd), Metro 3 (Seepz-Colaba), Metro 7 (Dahisar- Airport) and Metro 4 (Thane-Wadala), thus providing, easy connectivity across Mumbai.



### JVLR Convenience

The Jogeshwari- Vikhroli Link Road efficiently connects the Western and Eastern Express Highways, and provides quick connectivity to Churchgate, Thane and Borivali in suburbs.



### Employment Opportunities

Hiranandani Gardens, Powai is an ideal destination for ambitious minds. The township is abounded with renowned companies like TCS, Colgate, Crisil, Scorpio Marine Management, General Mills, Nomura, Schindler, Deloitte and many more.



### Educational Institutes

From well-known IIT Bombay to reputed schools and colleges, Powai has wide choices to fulfil your new-age aspirations.

\*\*The above information about upcoming metro is as per the project proposed by the Government.

\*Reference images. source: google images

# BETTER PLANNING FOR BIGGER DREAMS.

Established in 1978, Hiranandani Group is one of the most prestigious real estate developers based in Mumbai. Hiranandani Group has the vision of creating a new India with self-sufficient and enduring townships. Every activity, be it in real estate, education, healthcare, hospitality, leisure or entertainment has steadily focused on creating a better experience in every aspect of life. While corporate has gone from strength to strength, the Group is primarily synonymous with quality, commitment towards customers, reliability, and excellence in architecture. We are here to give an experience of a lifetime to every family, through infrastructure that is synonymous with supreme quality, beauty, and longevity. Having a legacy of 40+ years of exceeding expectations, Hiranandani Group has marked its presence by building world-class townships, introducing integrated lifestyles and thus living up to its brand promise of 'creating better communities'.

Having a Legacy of

**40+**  
**years**

Won over

**100+**  
**awards**

Home to

**18K+**  
**happy**  
**families**



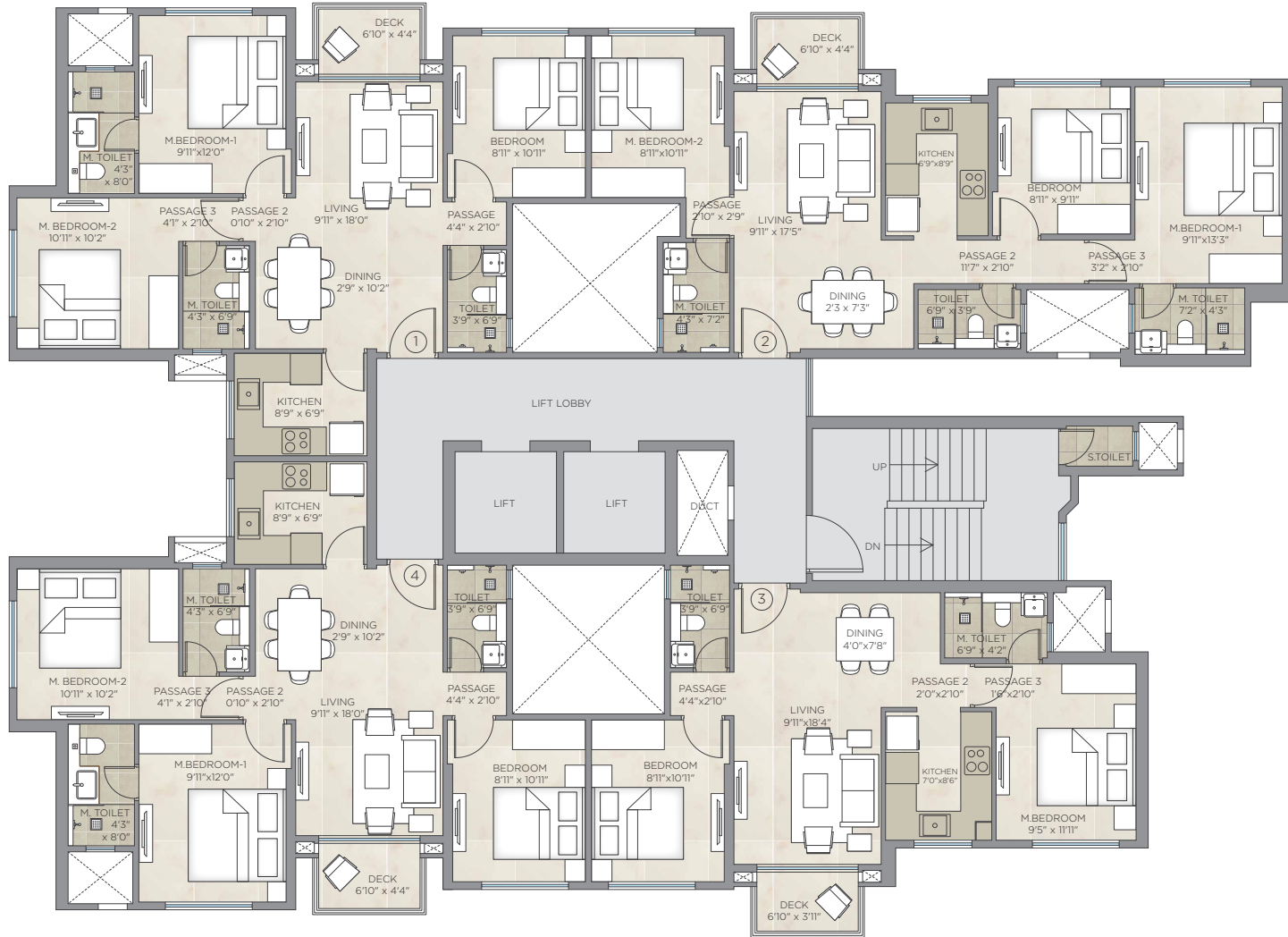
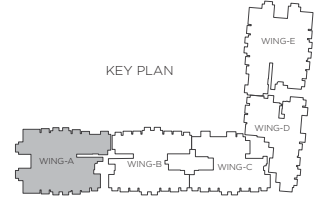
Actual image of Hiranandani Gardens, Powai

# HIGHLAND

## Wing A

3<sup>rd</sup>-7<sup>th</sup>, 9<sup>th</sup>-14<sup>th</sup>, 16<sup>th</sup>-21<sup>st</sup>  
& 23<sup>rd</sup> Floor

KEY PLAN



Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A)		Deck Area (B)		Total (A + B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
3 BHK	1	755.20	70.16	29.39	2.73	784.59	72.89
3 BHK	2	750.68	69.74	29.39	2.73	780.07	72.47
2 BHK	3	594.07	55.19	26.59	2.47	620.66	57.66
3 BHK	4	755.20	70.16	29.39	2.73	784.59	72.89

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

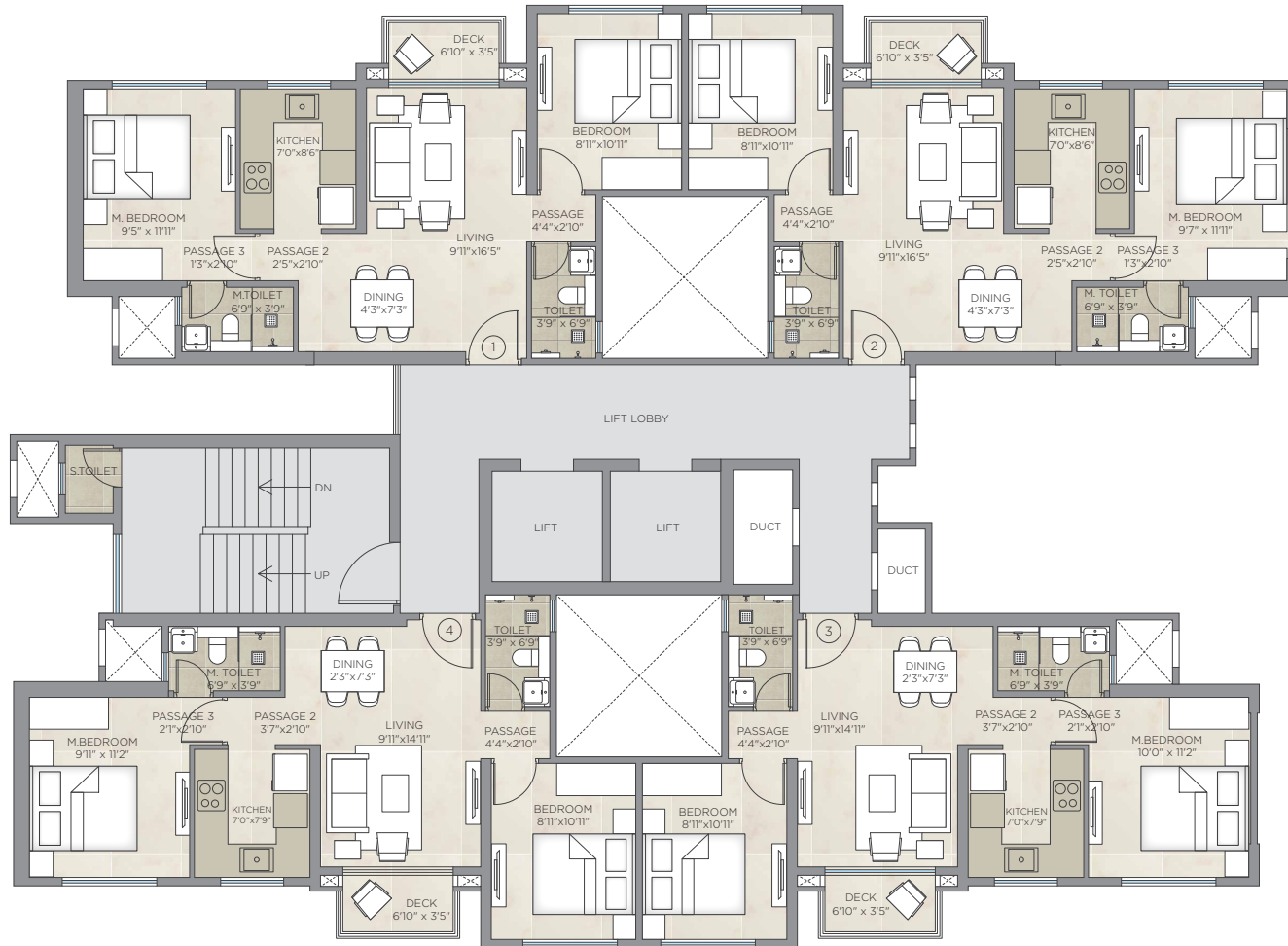
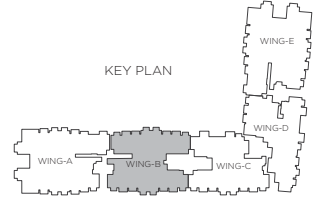


# HIGHLAND

## Wing B

3<sup>rd</sup>-7<sup>th</sup>, 9<sup>th</sup>-14<sup>th</sup>, 16<sup>th</sup>-21<sup>st</sup>  
& 23<sup>rd</sup> Floor

KEY PLAN



Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A)		Deck Area (B)		Total (A + B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1	573.94	53.32	23.25	2.16	597.19	55.48
2 BHK	2	574.91	53.41	23.25	2.16	598.16	55.57
2 BHK	3	542.83	50.43	23.25	2.16	566.08	52.59
2 BHK	4	541.86	50.34	23.25	2.16	565.11	52.50

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



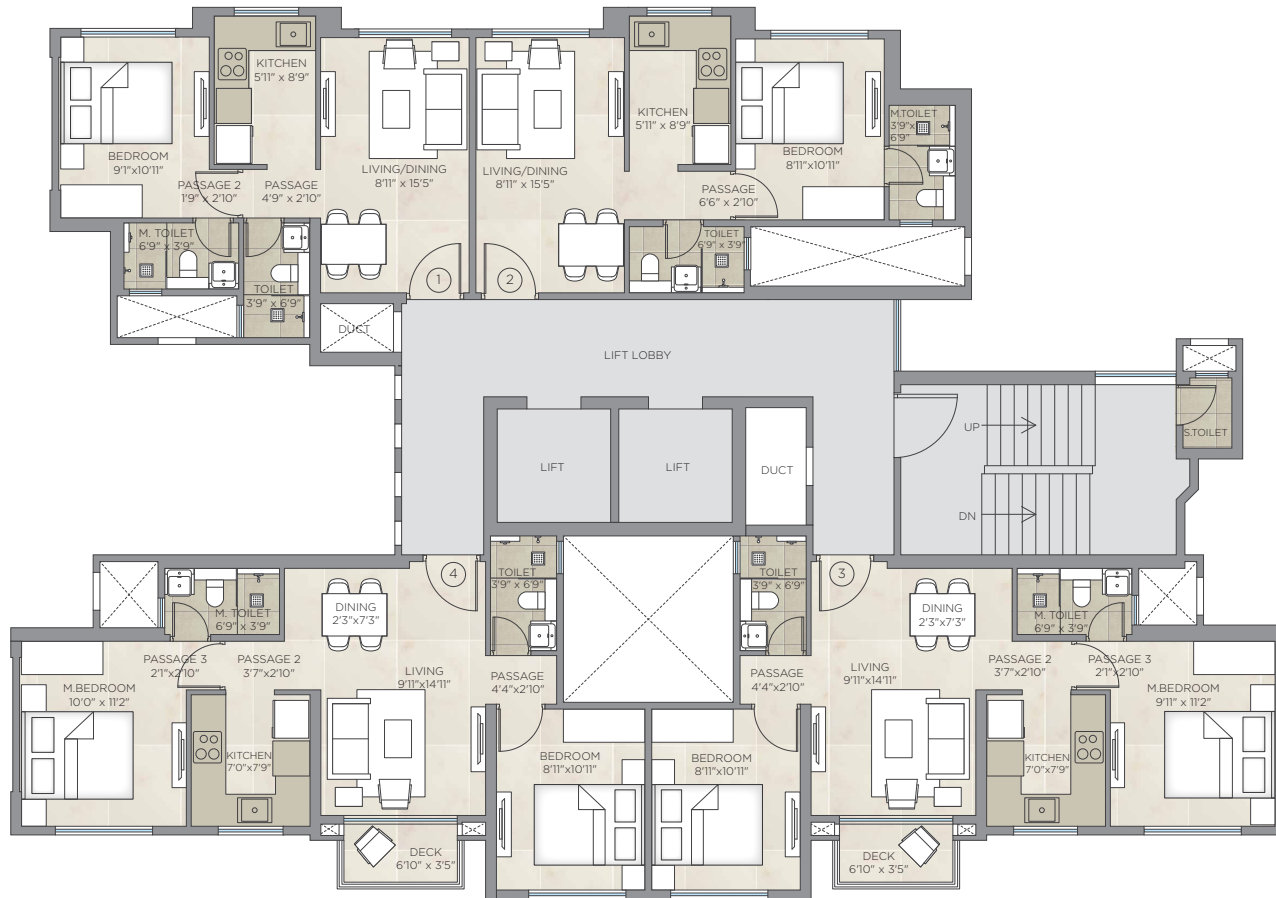
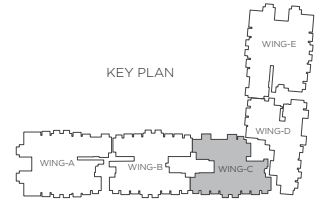


# HIGHLAND

## Wing C

3<sup>rd</sup>-7<sup>th</sup>, 9<sup>th</sup>-14<sup>th</sup>, 16<sup>th</sup>-21<sup>st</sup>  
& 23<sup>rd</sup> Floor

KEY PLAN



### Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A)		Deck Area (B)		Total (A + B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 BHK	1	379.11	35.22	-	-	379.11	35.22
1 BHK	2	376.85	35.01	-	-	376.85	35.01
2 BHK	3	541.86	50.34	23.25	2.16	565.11	52.5
2 BHK	4	542.83	50.43	23.25	2.16	566.08	52.59

- All internal dimensions for carpet area are from unfinished wall surfaces.
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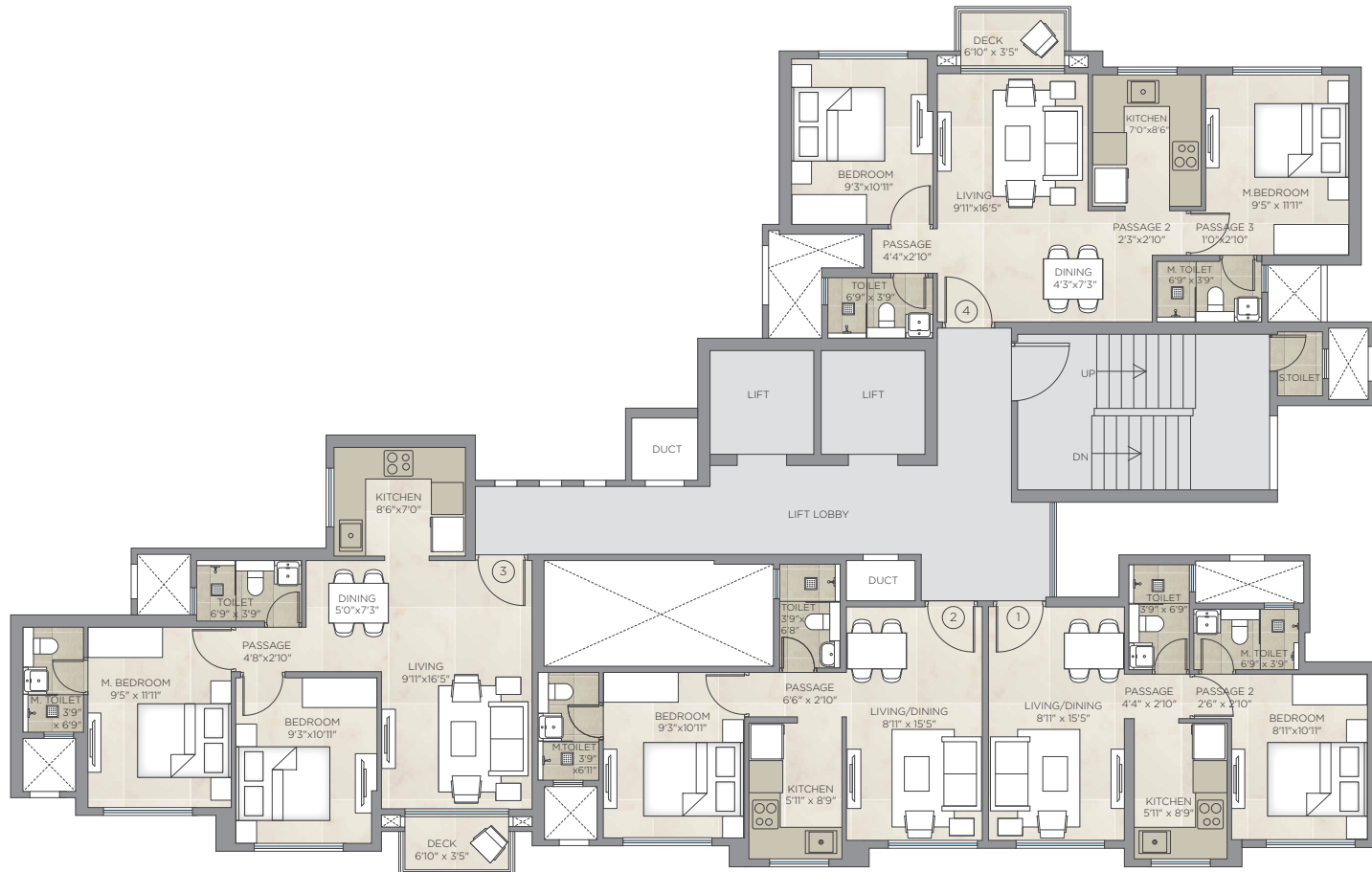
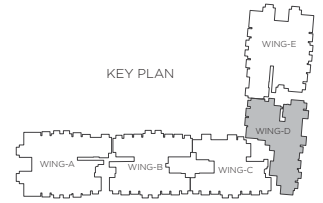


# HIGHLAND

## Wing D

3<sup>rd</sup>-7<sup>th</sup>, 9<sup>th</sup>-14<sup>th</sup>, 16<sup>th</sup>-21<sup>st</sup>  
& 23<sup>rd</sup> Floor

KEY PLAN



Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A)		Deck Area (B)		Total (A + B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 BHK	1	380.51	35.35	-	-	380.51	35.35
1 BHK	2	379.54	35.26	-	-	379.54	35.26
2 BHK	3	563.82	52.38	23.25	2.16	587.07	54.54
2 BHK	4	568.99	52.86	23.25	2.16	592.24	55.02

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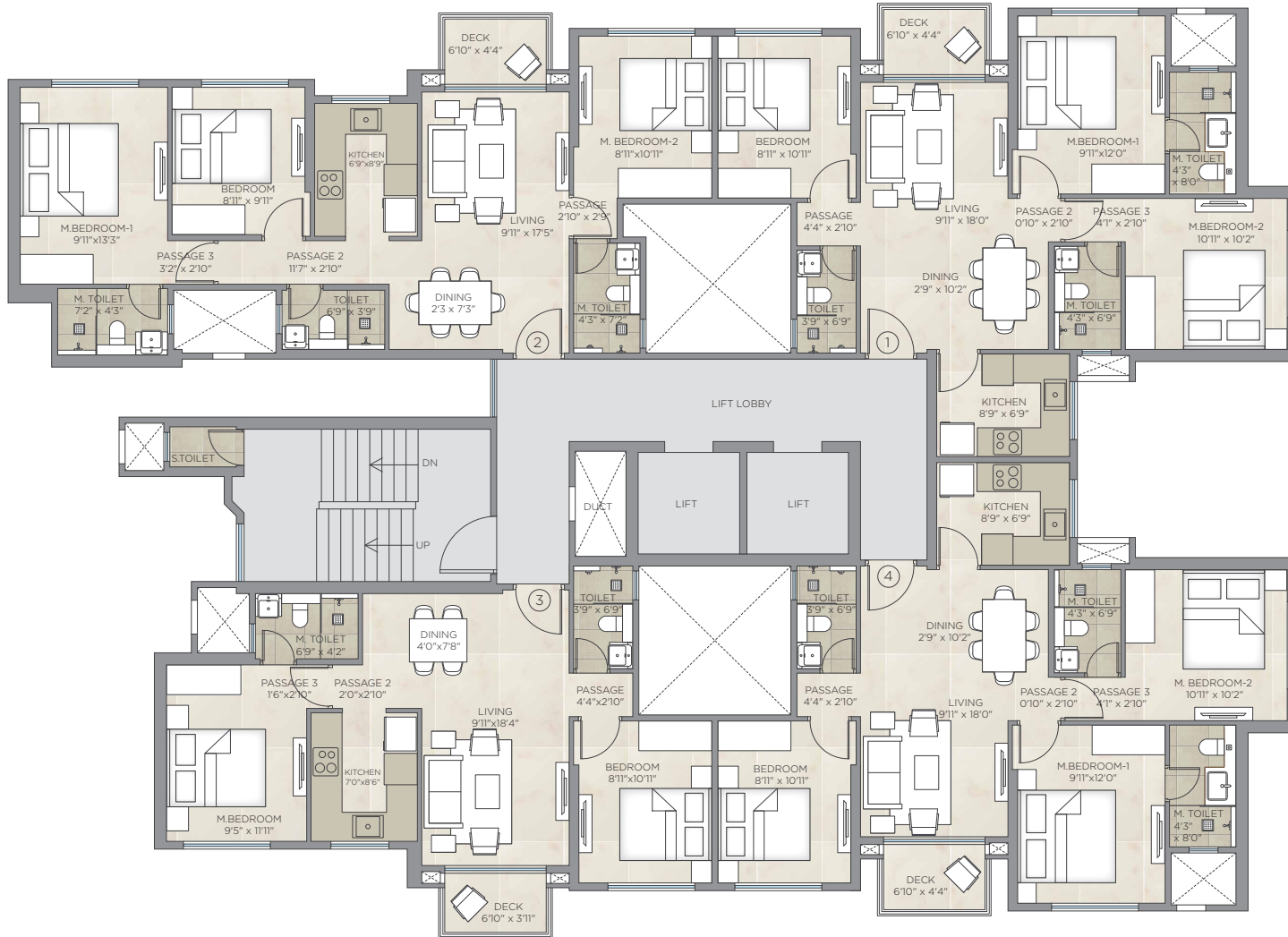
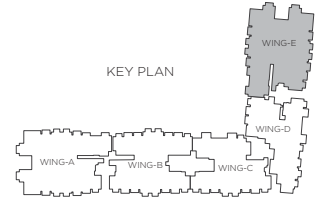


# HIGHLAND

## Wing E

3<sup>rd</sup>-7<sup>th</sup>, 9<sup>th</sup>-14<sup>th</sup>, 16<sup>th</sup>-21<sup>st</sup>  
& 23<sup>rd</sup> Floor

KEY PLAN

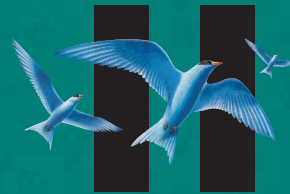


### Carpet Area Statement

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**Hiranandani**  
creating better communities

Sales Off.: Hiranandani Sales Gallery, Central  
Avenue, Opp Rodas Hotel, Hiranandani Business  
Park, Powai, Mumbai - 400 076.  
Tel.: (+91 22) 2576 3788, 2576 3600

[www.hiranandani.com](http://www.hiranandani.com) | [f/hiranandanidevelopers](https://www.facebook.com/hiranandanidevelopers)  
[ig/hiranandanidevelopers](https://www.instagram.com/hiranandanidevelopers)

The project has been registered via MahaRERA registration No.: **P51800029948**  
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.  
Highland is mortgaged with ICICI Bank Limited. The No Objection Certificate (NOC)/permission  
of the mortgagee Bank would be provided for sale of flats/units/property, if required.