

FAIRYTALE LIVING



MahaRERA No. P51800005629



Architect's Thoughts
Page 01

About Aranya
Page 03

Fairy Tale Living
Page 05

Why Aranya?
Page 07

Ultra Spacious Homes
Page 09

Hill View
Page 13

180 Degree Views
Page 11

City View
Page 15

Green-Concrete Ratio
Page 19

Limited Residences
Page 17

Spacious Living Rooms
Page 23

Sprawling Sun Decks
Page 27

Lavish Bedrooms
Page 29

Butterfly Park
Page 43

Aranya Birding
Project
Page 41

Grand Entrance Lobby
Page 45

Opulent Bathrooms
Page 37

Grand Kitchen
Page 33

Terrace Garden
Page 49

Swimming Pool
Page 50

Kids Play Area
Page 51

Yoga Pavilions &
Relaxation Zones
Page 47

Security
Page 52

Parking
Page 53

Location Map
Page 54

Site Plans
Page 55

Typical Floor Plans
Page 57

3 BHK
2nd to 6th Floor
Page 59

About Tridhaatu
Page 69

5 BHK
7th Floor Onwards
Page 65

4 BHK
7th Floor Onwards
Page 63

4 BHK
2nd to 6th Floor
Page 61

Our Brand Essence
Page 70

Project Highlights
Page 67

Tridhaatu Plus
Page 71

Project Consultants
Page 72

HAPPILY EVER AFTER CHAPTERS

When a little blade of grass decided to touch the sky.



"Nature is the greatest builder. The essence of life resides in the beautiful structures of nature - the mountains, the valleys, the river, the trees. There is no better design than that of nature, where space, material and light all melt into a synergy of balance. This natural balance creates the most beautiful architecture, which man strives to build.

The site is a reflection of nature with beautiful trees around and forested hills in the background. And it is the trees here that inspired me to design a tower, which is in balance with their natural form. The design is an interpretation of the silhouette that resembles the bamboo tree - a resilient grass known for its strength and flexibility.

There is no front or back to the tower. It is balanced from all sides, just like the balance seen in nature.

The latest innovations in computer-aided design helped us to create this simple yet artistic form of a tower. This is a piece of Cybertecture that brings Architecture and Nature together."

— Ar. James Law

What does Aranya mean to us?



We have envisioned Aranya to be an iconic structure that aims to transcend luxury living to the uppermost echelons of the well heeled. Aranya will be a blend of modern architecture co-existing with Mother Nature.

Whether it's the bamboo inspired elevation or the dodecagon shaped structure that provides permanent unobstructed panoramic views, or the sheer luxury with which it is imbued, every detail seamlessly comes together, making it a coveted address for the select few.



We read fairy tales,
hoping someday
they will come true.
That 'someday' is here!

The Aranya tower is a seemingly mystical structure that rises from earth, endeavouring to touch the sky. It houses palatial 3 / 4 / 5 BHK residences with awe-inspiring 180 degree views. Aranya, meaning forest, was named with respect to the lush patch of green, verdant with fully grown trees and bird life, which existed in the same space. To maintain the ecological balance of the site, the tower was envisioned to co-exist with the trees, the birds and the butterflies. So, we actually recorded the 40 species of birds, local to this site, who will find their homes in the 'Bird Sanctuary' that will be created within the building compound. Our specially designed Butterfly Park will house the various species of butterflies. When built, your home would be set in a magical place, as you would have seen in your childhood fairy tales.



Architectural rendition of Aranya

Fairy tale living.

As children, we all have read fairy tales. Fairy tales, which we believed were real in our fantasies...in our dreams...to believe in things that were beyond what was commonly considered possible...to believe in goodness. These fairy tales were full of adventures...full of ups and downs. But they always ended well. They always ended with 'And they lived happily ever after'. But what does the world beyond 'Happily ever after' look like?

The world beyond 'Happily ever after'

Every promise that the fairy tales made, we have attempted to deliver. Every dream they inspired, we have tried to fulfil. Every fantasy they ignited, we have endeavoured to bring to life. For if storybooks teleported you into a surreal world, we have built that world.

Welcome to Aranya - fairy tale living brought to life.





Why Aranya?

Spinning a fairy tale from a yarn of luxury.

When built, your home would be set in as much a magical place as you have seen in your childhood fairy tales.



1. Ultra Spacious Homes



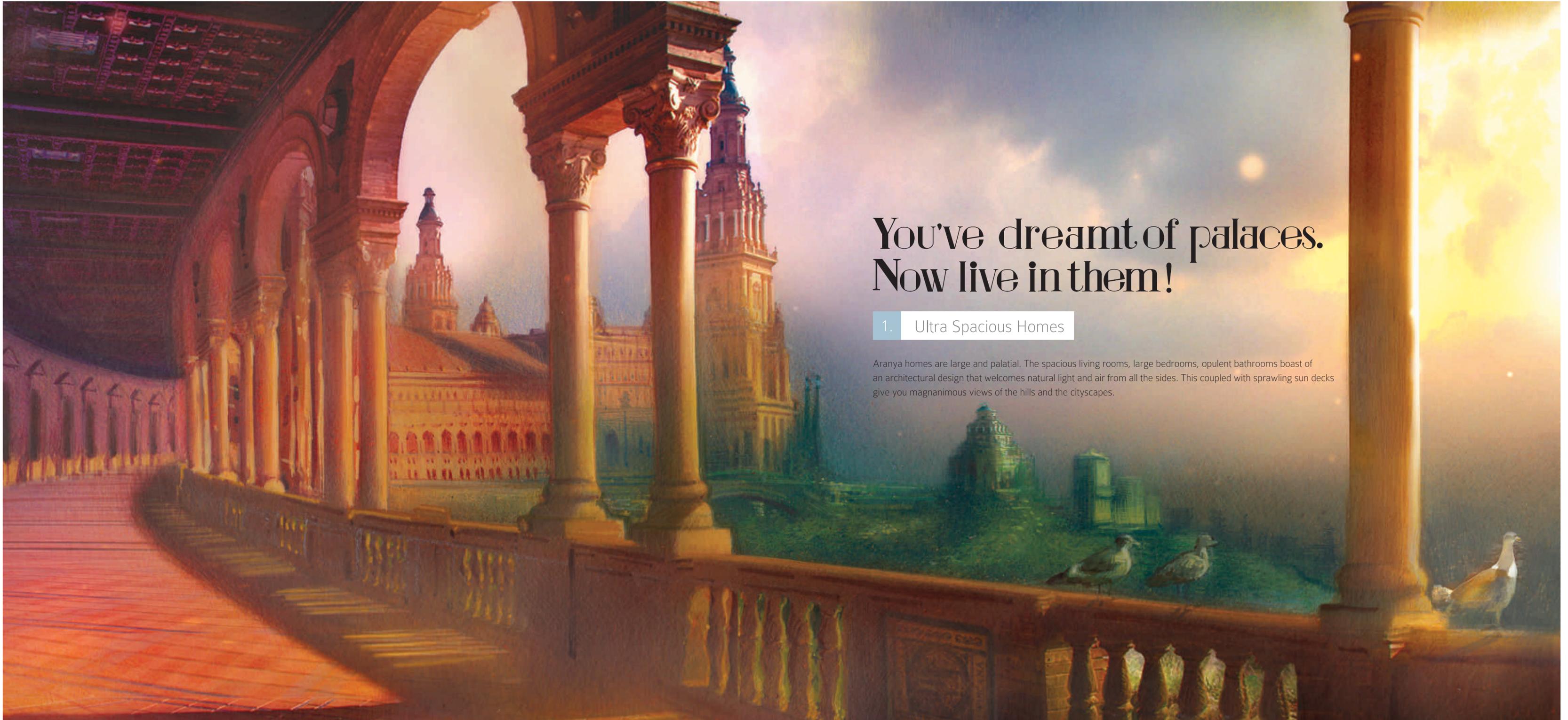
2. 180° Views



3. Limited Residences



4. Green-concrete Ratio



You've dreamt of palaces. Now live in them!

1. Ultra Spacious Homes

Aranya homes are large and palatial. The spacious living rooms, large bedrooms, opulent bathrooms boast of an architectural design that welcomes natural light and air from all the sides. This coupled with sprawling sun decks give you magnanimous views of the hills and the cityscapes.



Home.
It's the world you wake up to.
And the one you retire into.

2. 180° Views

Aranya's unique design offers a magical view of the enchanted hills or the lively cityscape. The illuminated city view of Mumbai will welcome you in the evening and the green cover will make your mornings a delight.



Hill View

Actual View



City View

Actual View

'Less is more.' Here's why.

3. Limited Residences

The fairy tale always ended with '...happily ever after' in an abode that housed the 'few' people who are your kind. With just two homes on each floor, living in Aranya will mean living with a small coterie of like-minded neighbours.





When we decided to indulge the green in our palette.

4. Green-concrete Ratio

Fairy tales are colourful. So we decided to paint your home with a bias against grey.

The green-concrete ratio for Aranya is such that around 45,000 sq. ft. of the plot is dedicated to nature. We started our green palette with a tree conservation program and a huge emphasis on landscaped gardens. Then we added more colour with a special birding program, wherein we would be creating a habitat conducive to over 40 species of birds. And of course, there will be more vibrant splashes of colour through the planned 'Butterfly Park', which will house over 100 species of butterflies.

A palace? A home? Well...both!

Dreams cannot be in confined spaces. Nor can fairy tales. Likewise, when we promise to build homes that live up to fairy tales, spaces can be anything but confined. Aranya residences are large, spacious and king-size. Genuinely meant for large canvas living.





The perfect space to
read out stories.
Or relive them.

Spacious Living Rooms



Living Room

The expansive living room space of more than 600 sq. ft. will be perfect to fit all your beautiful memories. Minimal column intrusion ensures a clean and clear architecture.

Small and narrow is for others. You get a wide entry foyer to your residence. A lavish 19 feet wide living room with French windows creates a bright and uncluttered sense of space.

Happy conversations, laughter and lots more will resonate over meals in the exclusive dining area of your home. What else can you ask for, when you have the company of your near & dear ones, on the wide expansive sun deck overlooking the mystical hills or the enchanting city.



When your immediate neighbours are sunlight and a gush of wind.

Sprawling Sun Decks





Because dreams need
a legroom too!

Lavish Bedrooms





Bedrooms

Grand elegant bedrooms with attached bathrooms complemented with top-of-the-line fittings ensure that all your lifestyle demands are met. Boasting of lavish master bed spaces of about 399 sq. ft., Aranya ensures that you - the master of the house - get the royal pampering you deserve. The walk-in wardrobes accompanying your master bathroom, let you step out perfectly dressed every time. The spacious sun deck and sit out area make your mornings more vibrant and evenings more relaxing.

Master Bedroom



Because kingdoms are
incomplete without
'Queendoms'.

Grand Kitchen





Kitchen

The essence of the house is derived from the kitchen. With a larger than industry average cooking zone of about 185 sq. ft., Aranya ensures that lavishness is covered throughout. The ultra wide kitchen with full width parallel platforms will give you enough space to stir up a delicious meal for your family and friends.



Bathing in LUXURY... Literally...

Opulent Bathrooms





The Habitat

External Amenities



It's only in fairy tales that birds speak to you. We beg to differ.

Aranya Birding Project

When we began to plan this project, we could actually hear conversations. The chatter of the resident birds was so high, that we sought a birding expert to understand their dialect. With the help of *Adesh Shivkar*, one of India's top birding experts, we identified over 40 species of birds on this property.

We then took his advice on how to tell these original citizens that they will be welcomed back after the construction. Keeping his suggestions and the feeding habits of the resident bird species in mind, the landscaping project has been planned at Aranya.

So before you move in, your colourful neighbours will be there to welcome you.



The city's first butterfly park in a private abode.

Butterfly Park

We took fairy tale living to the next level by bringing the classic fairy tale picture to life - a dream garden teeming with butterflies. We have tied up with BNHS and are actually building a 10,000 sq. ft. Butterfly Park at Aranya. It will be home to over 100 species of butterflies.





What's a welcome if it's not large!

Grand Entrance Lobby

When we say grand, we mean absolute grandness! Hence, you'll notice the opulently done entrance lobby, telling your visitors about your luxurious lifestyle.





Welcome tranquility in the lap of nature.

Yoga Pavilions & Relaxation Zones

Experience nature! Let it engulf you in its essence as you unwind, leaving the cacophony of the city behind. Relax and enjoy the peaceful serenity of nature.



Terrace Garden

Feel on top of the world as you chill out with your dear ones. Let the breathtaking views of the lush green hills and the cool breeze pamper your senses.



Swimming Pool

What better way to unwind than a refreshing swim in the pool amidst nature.



Kids Play Area

Let childhood bloom, as kids make the most of the specially designed vibrant play zone. With ample play equipment for all age groups, be rest assured that the kids will be kept engaged in healthy sporting activities.



Security

Aranya comes as a seismic-resistant structure with sophisticated fire detection systems. Along with an advanced integrated security system, your peace of mind is assured.



Parking

There is ample parking space to accommodate your lifestyle at Aranya. Designated car parks ensure smooth entry and exits. Your prized vehicles will enjoy the same pampering as you would.



Location Map

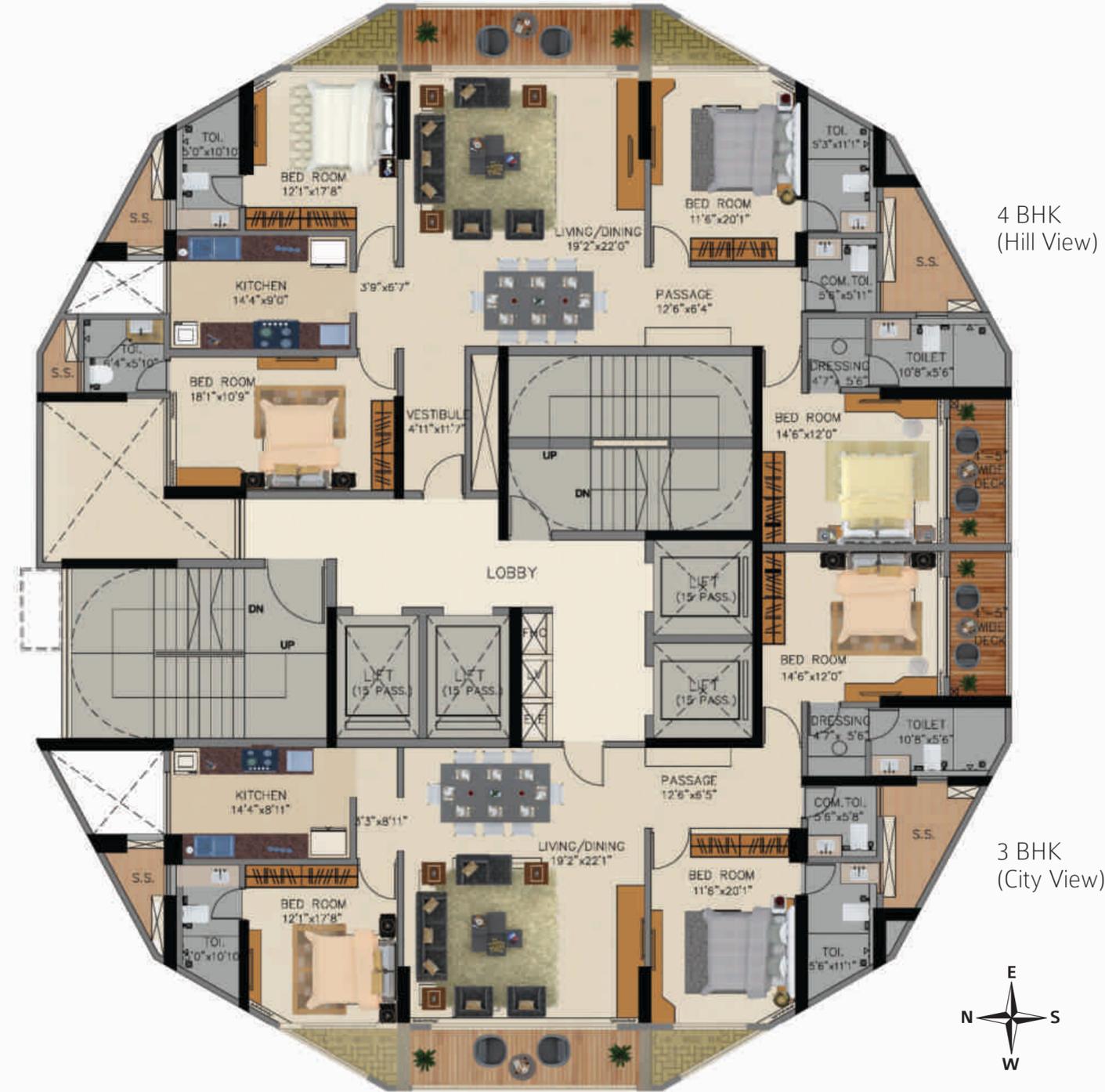
Site Plan - Ground Floor



Site Plan - 1st Floor



Typical Floor Plan - 2nd to 6th Floor



Typical Floor Plan - 7th Floor and Above



3 BHK - 2nd to 6th Floor

Carpet Area - 1594.58 sq. ft. | Usable Area - 1645.28 sq. ft.



4 BHK - 2nd to 6th Floor

Carpet Area - 1876.06 sq. ft. | Usable Area - 1928.81 sq. ft.



4 BHK - 7th Floor Onwards

Carpet Area - 2223.74 sq. ft. | Usable Area - 2313.08 sq. ft.



5 BHK - 7th Floor Onwards

Carpet Area - 2546.66 sq. ft. | Usable Area - 2665.92 sq. ft.





Project Highlights

PROJECT FEATURES

- Freehold land - Greenfield multi-storey tower
- Project designed by world renowned architect James Law
- Luxurious and iconic residential tower
- Unique bamboo inspired design
- Exclusive ultra spacious 3 / 4 / 5 BHK residences
- Only 2 apartments per floor
- Sprawling sun decks with permanent panoramic views of the lush green hills
- Advanced integrated security system
- Vehicle free surface with abundant nature cover & greenery
- Terrace garden & lounge
- Elegant swimming pool
- State-of-the-art fitness studio

BUILDING FEATURES

- Grand drop-off porch at entrance lobby
- Ample basement parking
- 4 noise free high speed elevators including 2 stretcher elevators
- Power backup for elevators and common areas
- Advanced rainwater harvesting system
- Sanitation facilities and restrooms for drivers & house helps
- Energy efficient, motion sensor aided lighting in designated common areas

THE APARTMENT

- Ultra spacious living rooms with separate dining area
- Minimal column intrusion - clean and clear architecture
- Magnanimous sundecks overlooking the beautiful green hills / cityscapes
- Italian marble flooring in all rooms
- Elegant veneer finished doors
- Designed for Walk-in Wardrobes in Master Bedroom
- Attached bathrooms for all bedrooms
- Wi-Fi enabled homes

THE KITCHEN

- 9 feet wide kitchen
- Full length parallel granite platforms
- Ample electrical points for all appliances
- Separate maid's quarters

THE BATHROOMS

- Opulent bathrooms
- Anti-skid flooring in all bathrooms
- Imported, designer dado-tile, up to 8 ft. height in bathrooms
- Premium international sanitary ware and bath fittings

SAFETY & SECURITY

- Advanced integrated security system
- CCTV surveillance in common areas and parking lots
- Sophisticated fire-detection and sprinkler system in designated common areas and parking lots
- Fire resistant electrical fittings
- Seismic-resistant structure

LEISURE FEATURES

- Terrace garden & lounge overlooking the green hills
- Elegant swimming pool
- Spacious fitness studio with Olympic standard training equipments
- Special fully equipped soft-floor play area for kids
- Yoga Pavilions & Relaxation Zones

THE SPECIAL ECOSYSTEM

- Butterfly Park of 10,000 sq. ft.
 - The Birding Project
- 

ABOUT TRIDHAATU

At Tridhaatu, it is our constant endeavour to create neighbourhoods that inspire quality living. We believe that beyond brick and mortar, a house is made with the priceless virtues of happiness and contentment. The strongest foundation a building can have is the harmony it shares with the community, nature and its elements. Which is why, we bring in thoughtful innovations in everything we do, right from technologically advanced processes to those small intricate details. We believe in seamlessly blending our values at every step.

With a team of dedicated professionals at every level, we never just create a building but nurture a framework for unshakable positive energy. Our projects have garnered appreciation from our customers and respect from our competitors. This is only just the beginning and all our future projects would resonate and further strengthen our values for quality living.

TRANSPARENCY



- Hassle-free buying with online access to records of payments, receipts and important documents like flat drawings, plumbing/electrical details, etc
- Proactive communication on all construction activities

QUALITY



- A total of 58 checks conducted prior to possession
- Burma Teak door frames with Matte Melamine polish
- Aluminium powder coated windows
- Rust-free powder coated aluminium sliding grills
- Premium branded fittings & fixtures
- Fire resistant wiring

DESIGN



- Maximum utilization of area through better design
- Spacious homes
- Beautiful elevations
- Minimalistic column and beam intrusion



OUR BRAND ESSENCE

THINKING GREEN



- Effective rainwater harvesting is done in most of our buildings
- Rehabilitation/replanting of trees at construction sites wherever possible.
- Borewells are provided as a backup source of water

INNOVATIONS



- Aranya, one of our luxury projects is the first residential project to host a private butterfly park
- First ever bird rehabilitation program in collaboration with expert naturalists and bio-diverse habitats
- The Tridhaatu Plus program offers a host of utilities and services to make your life easier even after possession

BUILDING NEIGHBOURHOODS



- Three initiatives created specifically towards building communities
- **Protsaahan** to support young Indian sportspersons and sports in general
- **Sanskriti** to promote Indian Culture, Arts and Music by supporting various music and cultural events
- **Sanrakshan** to conserve our environment and support green initiatives

Tridhaatu Plus | Upgrading Living Experiences



Tridhaatu was conceptualised with the thought of creating intelligent living spaces - homes that can be cherished for generations to come. We believe in the process of transforming homes on the tri-tattvas of Quality, Technology and Innovation. We provide a comprehensive range of property services to customers at every stage of the property lifecycle - from identifying the best property for specific needs to fulfilling recurring requirements of a home owner. As a policy we use the best-in-class materials for all our buildings and ensure that there is no compromise on quality.

While planning a project, we carefully plan every aspect such that, it gives you a superior occupier experience after moving into your new house. From the quality of raw material to the refined finishing work, every facet is handled with utmost importance. Our endeavour to provide a quality durable home is not only a commitment but a set of tangible metrics that we use to measure our patrons' expectations, at the same time, aim to exceed them.

We believe in a continuous pursuit of excellence that motivates us to push our expectation level further. The same level of quality is what we now provide in our latest effort towards our customers - Tridhaatu Plus.

Tridhaatu Plus is about providing services that are not only just one call away but also match the highest quality standards set by us in our projects.

We are committed to our customers. A Tridhaatu project will ensure you are delivered on our promise of quality and consistency and we strive to provide the most exquisite after sales service to our customers.

Tridhaatu Plus is a comprehensive program that will ensure that the journey with Tridhaatu carries on even after the house has been delivered. This program will encompass all services right from Customer Loyalty Schemes, Utility/Augmented Services, access to select proprietary curated programs, etc.

TRIDHAATU
PLUS

Project Consultants:

- Principal Architect - James Law Cyberecture
- Design Architect - P.G Patki Architects
- Liaison Architect - Aakar Architects
- Structural Consultant - JW Consultants LLP.
- Contractor - Capacit'e Infraprojects Ltd.
- Geotechnical Consultant - Shri. Jaydeep Wagh of Geocon International Pvt. Ltd.
- Environment Consultant - Shri. Patil of M/s Pristine Consultants.
- MEP Consultant - SEMAC Consultants Pvt. Ltd.
- Legal Advisor - Dhaval Vussonji & Associates, Advocates & Solicitors
- Research Consultants - Dun & Bradstreet Tangram Advisory Services Pvt. Ltd.
- Marketing Agency - Think WhyNot Integrated Communications Pvt. Ltd.

Project funded by:  **Piramal | Capital**
knowledge action care

MahaRERA No. P51800005629.
Available at <https://maharera.mahaonline.gov.in>


TRIDHAATU[®]
Realty & Infra Pvt. Ltd.

Site Address:
Farm Road, Near BARC Hospital & Tata Institute
of Social Sciences (TISS), Chembur,
Mumbai - 400 088.

Corporate Address:
Shrikant Chambers, B Wing, 5th Floor, Near R.K. Studio,
Sion-Trombay Road, Chembur (East), Mumbai -400071.
+91 22 67083000

Contact:
+91 9819201234 / +91 22 6251 1111
aranya@tridhaatu.com
www.aranyaresidences.com

Disclaimer : The brochure is purely conceptual and not a legal offer advice / representation / inducement. Nothing else other than the amenities and specification enshrined in List of Amenities mentioned in this Brochure is committed to be supplied/provided by the Developer. The brochure is indicative of how the furniture can be arranged in the concerned unit and no furniture indicated in this Brochure and the images therein, are intended or agreed to be sold. All images unless otherwise mentioned are used for illustrative purpose only and do not form part of the concerned Flat/Unit that is intended to be sold. The meaning of Carpet area of a Flat/Unit, if mentioned herein, shall have the same Meaning as is defined in the Real Estate (Regulation and Development) Act, 2016 (RER Act, 2016). The copy of the Standard Agreement For Sale is available on RERA website. Please ensure its diligent view before booking of unit to promote healthy and prosperous association.

