



MahaRERA #Piramal Aranya – Wing C: P519000020330

Website: <https://maharera.mahaonline.gov.in/> | This project is funded by HDFC Ltd.

AHAN

A WORLD APART.



PIRAMAL ARANYA

It's not very often that an address is a statement too.

The leafy environs of Rani Baug, Byculla, are home to South Mumbai's most defining address – the luxurious residential enclave of Piramal Aranya. This is a neighbourhood where quiet lanes whisper tales steeped in history and culture. The spirit that shaped the city of Mumbai.

It's right there at your doorstep.

AHAN AT PIRAMAL ARANYA
Like no place else.

Imagine waking up to green open vistas that soothe the soul. Or gazing for hours on end at stunning seascapes. Ahan at Piramal Aranya, will offer residences to all those who seek an exclusive life.

On one side are sweeping views of the grand Eastern harbour, and on the other, 60 acres of lush botanical garden. We are talking spectacular sunsets, tranquil green spaces and luxury living at its finest.



Actual Shot

MARINE DRIVE 2.0 Right at your doorstep.

A new Mumbai is being mapped out. And the residents at Ahan will enjoy a commanding view of this vision taking shape. The new Marine Drive on the Eastern harbour is being designed as the bigger and better version of the iconic Marine Drive. The Mumbai Trans Harbour Link will make commuting between Sewri in South Mumbai to Nhava Sheva in Navi Mumbai easier. The 100-foot Worli-Sewri Elevated Corridor will help commuters soar above everyday traffic. The International Cruise Terminal and the Navi Mumbai International Airport are other leading projects that are opening an entire world of opportunity.



Up to 53 habitable floors tower (Ahan)*



Pristine 60-acre Botanical Garden on one side



Panoramic view of Eastern Mumbai harbour on the other



Well-connected and easily accessible

*This represents the proposed number of habitable floors as per the proposed plan subject to approvals and excludes the basements, podiums and other non-habitable floors

Worli-Sewri Elevated Corridor
2022

Navi Mumbai International Airport
2023

Mumbai Trans-Harbour Link
2023

Marine Drive 2.0
2023

Important Infrastructure Timelines

A NEW STANDARD IN LUXURY. Elegant 2 & 3 Bedroom Apartments

2 BHK UNITS - EAST & WEST WING

- Panoramic garden vistas (West wing)
- Sweeping harbour views (East wing)
- Select apartments have balconies facing botanical gardens
- Master bedrooms with en-suite bathrooms
- One powder room/bathroom for deputy master bedrooms
- Every kitchen has an external dry balcony
- Adjacent apartments can be combined easily to create a bigger apartment with expansive living and dining areas

3 BHK UNITS - SOUTH WING

- Apartments have relaxing garden views or scenic harbour seascapes
- En-suite bathrooms in master and deputy master bedrooms
- One powder room
- West facing apartments have balconies with garden views
- Every kitchen has an external dry balcony
- Apartments can be combined easily to create an exclusive wing apartment with dual aspect accommodation



Artistic Impression



Artistic Impression

FINISHES

Description

Material

Flooring

Living, dining & passage	Quality marble
Master & deputy master bedroom	Laminated wooden flooring
Guest / kids bedroom	Quality marble
Kitchen	Vitrified tiles
Balcony / Dry balcony	Antiskid vitrified tiles
Toilets	Vitrified tiles

Floor to Floor Height

3.25 meters

Bathrooms

Fully fitted bathrooms	Quality marble
Walls	Vitrified tiles
Wash basin counter	Quality marble
Mirror	Yes

Others

Air conditioning	Split Units
Living room, bedroom windows (DGU/SGU)	DGU
Door frames	Yes
Paint	Acrylic, plastic emulsion paint
Video door phone	Yes



AMENITIES. Or the last word in leading a good life.

GROUND LEVEL

- Jogging track: 235-m long. Enough to unleash your inner Olympian.
- Spiritual Garden: Meditate. Contemplate. Start the day on a tranquil note.
- Games court: Challenge the world. Or, your neighbours.

PODIUM LEVEL

- Active Plaza: From open-air mini concerts to flea markets, everything will happen at the Active Plaza.
- Jogging track: 500-m long. You'll run out of excuses for not getting in shape.
- Yoga Lawn: Stretch yourself into a blissful state.

CLUBHOUSE

- Reception and lounge space: Plush, relaxing, welcoming.
- Fitness centre: Everything you wanted in a gym.
- Activity room: Quiz nights. Parties. It's flexible enough.
- Multipurpose games hall (Badminton): Train your kid or get fit yourself.
- ATM/Retail: Life is full of surprises.
- Café: For friends, family, or some me-time.
- Squash Courts (2): Long day? Hit the squash court.
- Library: Quiet time guaranteed.
- Changing rooms: We've got it covered.
- Spa: R&R? Check.



MASTER PLAN

Club House* (Within Podiums)

- Lounge
- Fitness Centre
- Activity / Yoga/ Multipurpose Room
- Multipurpose Game Hall
(Indoor Games / Badminton Court)
- Retail
- Cafe
- Squash Court
- Changing Room

Tower Amenities

- Fitness Centre
- Library/ Reading Lounge
- Observatory Deck

Recreational Facilities*

A On Podium

1. Viewing Terrace
2. Active/ Yoga Lawn
3. Lap Pool
4. Leisure/ Family Pool
5. Active Plaza
6. Events Lawn
7. Kids Zone/ Play Area
8. Outdoor Cafe Barbeque
9. Cabana
10. Outdoor Gymnasium
11. Jogging Track
12. Dog Park
13. Picnic Area

B On Recreational Ground

1. Residence Plaza
2. Lap Pool
3. Kids pool
4. Cabana
5. Multy-Use-Sports Courts
6. Jogging Track
7. Cricket Field
8. Rock Climbing
9. Amphi-theatre
10. Kids Play Area
11. Yoga Area
12. Picnic Area
13. Game Court
14. Reading Zone
15. Theme Gardens

Disclaimer:

* - Common Amenities shared by all Towers | # - Amenities specific to Tower | ^ - Subject to change based on regulations and authority approvals

IMPORTANT PLACES



Lower Parel Business District 3.2 KM
 Bandra Kurla Complex 12.6 KM



St. Mary's School 2.0 KM
 Christ Church School 2.1 KM



St. Xavier's College 5.8 KM
 H.R. College of Commerce & Economics 7.1 KM



TC Grand Central 2.7 KM
 The St. Regis Mumbai 4.7 KM



The Willingdon Sports Club 4.7 KM
 Royal Western India Turf Club 6.2 KM



Magazine Street Kitchen 1.5 KM
 Goyaa 0.6 KM



Wockhardt Hospital 3.4 KM
 Breach Candy Hospital 6.3 KM



Mumbai Domestic Airport 15.8 KM
 Mumbai International Airport 16.1 KM



Artistic Impression

PROJECT PARTNERS:

Make Architects
Design Consultant

Sandeep Shikre & Associates (SSA)
Associate Design Architects

EDSA
Lead landscape architects

Hirsch Bedner Associates (HBA)
Lead interior designers

Larsen & Toubro (L&T)
Construction Partners

BuroHappold
Lead Structural & MEP Consultants

Lerch Bates Pvt. Ltd.
Vertical Transport Strategy partners

HDFC Ltd.
Project Lender