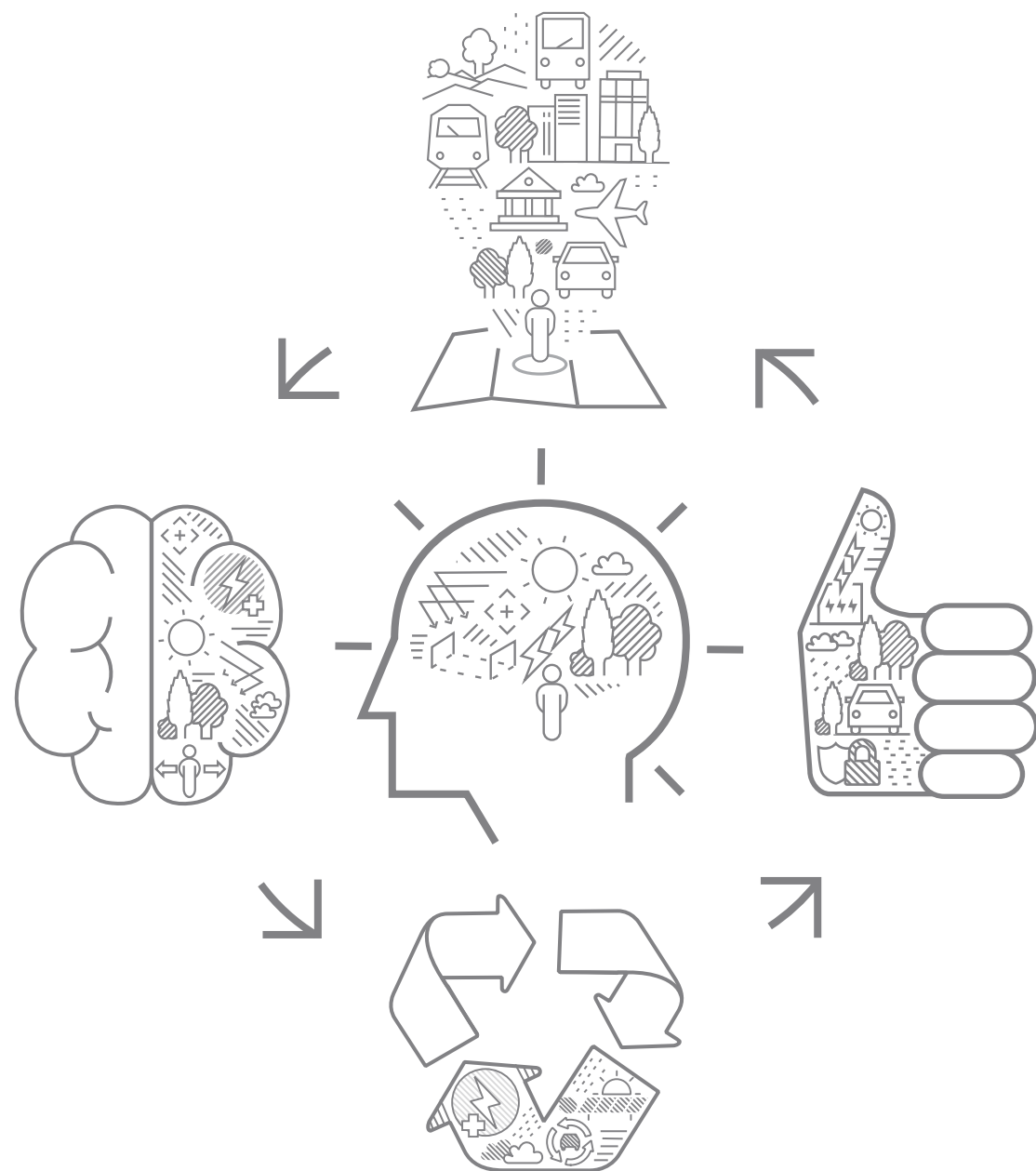


GODREJ **BKC**

MUMBAI





SUCCESS BY DESIGN

Our goal for Godrej BKC has been to create the perfect home for a modern business. Bringing that goal to life has meant finding an outstanding location, assembling the ideal team, and striving for perfection in all aspects of the building's design and execution.

Creating that space meant designing not just for the present but also for the future. From highly functional design to stunning contemporary architecture, from robust service amenities to state-of-the-art sustainability features, every element of Godrej BKC has been designed to make each day more inspired and more productive. Godrej BKC is the perfect environment for building a successful business. Because success tomorrow must be designed today.

Godrej BKC is designed by SOM, one of the world's leading architecture firms, whose architects have created iconic structures like the Burj Khalifa in Dubai and the Freedom Tower in New York. Thanks to its ideal location, outstanding design, spectacular views, flexible floor-plates, landscaped terraces, and curated art program, Godrej BKC will be India's most desirable office address for decades to come.

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THE ADDRESS

Godrej BKC was conceived as a destination for innovative and accomplished businesses in the financial hub of India's thriving commercial capital. Godrej BKC is designed to offer the inhabiting companies a prestigious address that orients them to easy connectivity across the hustling commercial islands of Mumbai. From the selection of a prominent corner plot in Mumbai's only planned financial district,

Bandra Kurla Complex, to the incorporation of sophisticated eco-friendly technologies, Godrej BKC has been designed as an intelligent, intuitive and innovative working environment in India's premier commercial precinct. At a location that promotes augmentation of business, Godrej BKC is an enabler of growth.

1 | THE ADDRESS

THE LOCATION

Greenery and quality infrastructure are hardly common attributes for a Mumbai neighborhood. But as the only planned business district in the city, Bandra Kurla Complex offers both. An ideal business environment, and the only location in the city where the city's top financial and political institutions find infrastructure to match their global stature. Consistent planning and controlled growth made BKC a world-class business destination.

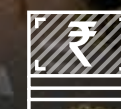
At the meeting point of Mumbai's historic south and booming north, of the residential and commercial west and industrial east, BKC is at the center of the city, a thriving destination for businesses, residents and visitors to India's largest and most exciting metropolis. On a spacious corner plot surrounded by arresting public spaces, Godrej BKC faces the world outside as much as the companies within.



Home to major institutions like the **National Stock Exchange, Mumbai Cricket Association** and **Mumbai Metropolitan Region Development Authority**



Lifestyle features in BKC include **5-star hotels, international schools** and **medical institutes**.

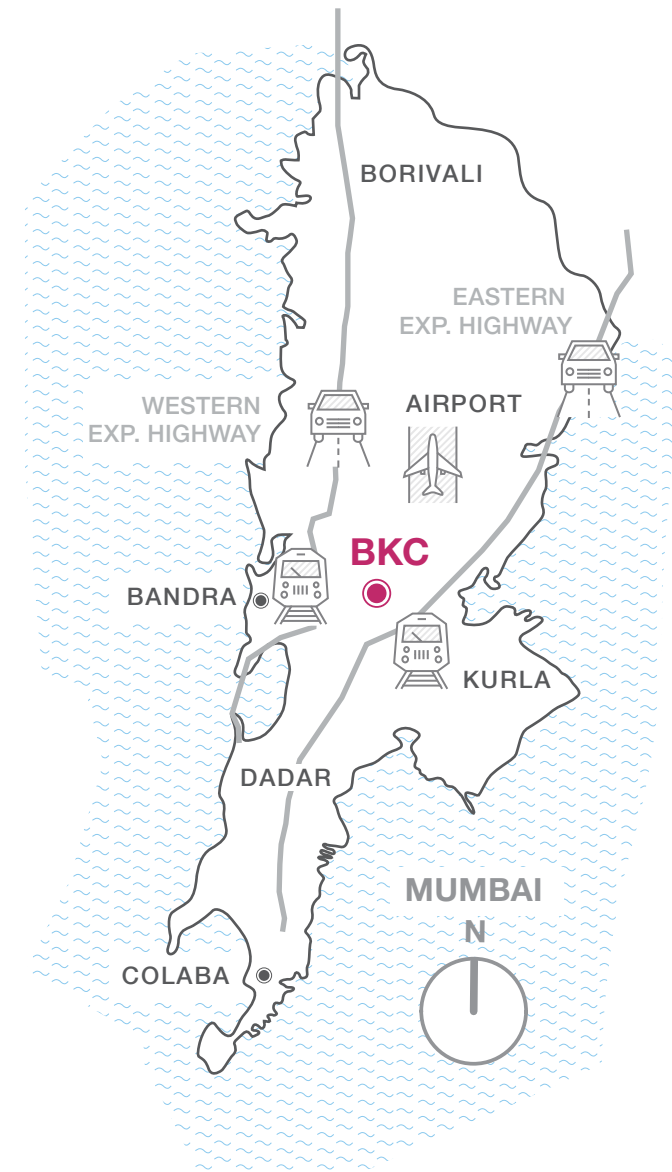


Headquarters for more than a dozen **national and international banks**

CONNECTIVITY

Since its establishment, Bandra Kurla Complex has surpassed Nariman Point as Mumbai’s most sought after commercial address. BKC is both separate from the manic energy of the city that surrounds it and connected via every mode of public and private transit to all Mumbai has to offer. Approximately half an hour from the international airport, BKC is a convenient arrival point for international business partners.

Proximity to popular residential districts like Bandra, Juhu, Worli and Andheri makes it an equally convenient work destination for residents. Train lines and major traffic arteries link BKC to all parts of the city, from the southern tip of the island city to the northern suburbs.



Eastern Exp Highway -
15 minutes, **Western Exp Highway -** 5 minutes



Bandra Railway Station & Kurla Station - 10 minutes



Domestic Airport - 25 minutes, **International Airport -** 35 minutes



GODREJ BKC



COMMERCIAL SPACES



INSTITUTIONS



HOTELS



OPEN SPACE

CONTEXT

From its corner plot, Godrej BKC is easily accessible and prominently placed along BKC's wide, modern roads. With the Mumbai Cricket Association grounds on one side and mangrove forests on another,

Godrej BKC is surrounded by airy green spaces which ensures fresh air and expansive, unobstructed views.



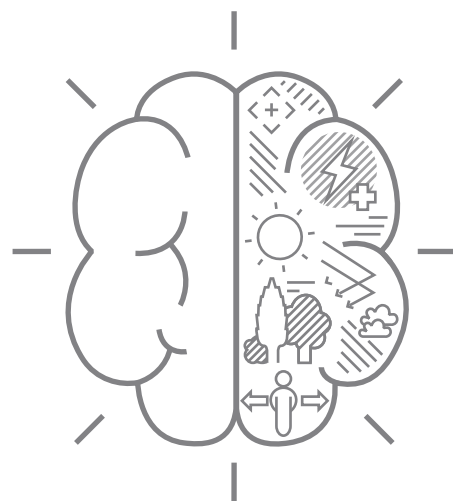
Corner plot location provides high visibility, greater light and views from the building, and easy access



BKC offers Mumbai's **best infrastructure** with **world class roads, schools, restaurants** and **hotels** all available in the area



Grounds of **Mumbai Cricket Association** and hectares of conserved **mangroves** next door ensure unobstructed views and a **green backdrop**



THE INTELLIGENT WORKSPACE

Offices in Godrej BKC offer Mumbai's rarest commodities: space and light. An airy corner plot and generous interior dimensions maximize natural light and exterior views. Inside, high ceilings and careful structural design have resulted in an open and flexible work environment designed for the comfort, efficiency and ease of each occupant.

Godrej BKC has been designed to accommodate and anticipate the diverse needs of Mumbai's most dynamic businesses.

2 | THE INTELLIGENT WORKSPACE

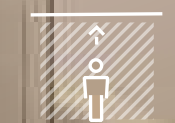
SPACE

A business runs better with more than a little room to breathe, no matter how large or small it is. Higher ceilings and bigger windows add to the sense of spaciousness, while large column-to-column grids optimize office layouts.

Large, flexible floor plates and more space overhead provide opportunities to customize and maximize your office space. Lease depths have been planned to maximize natural light throughout the interiors of the building.



9x9-meter
column-to-column grid, for
flexible workspaces



3.95-meter ceiling height



19 floors of office spaces



LIGHT

Few things affect our moods, comfort and productivity more than the light we work in. With its fully glass façade, Godrej BKC has been designed to allow for the penetration of sunlight deep into its workspaces without compromising the comfort of the building's interior. A sophisticated glazing system mitigates

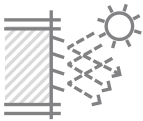
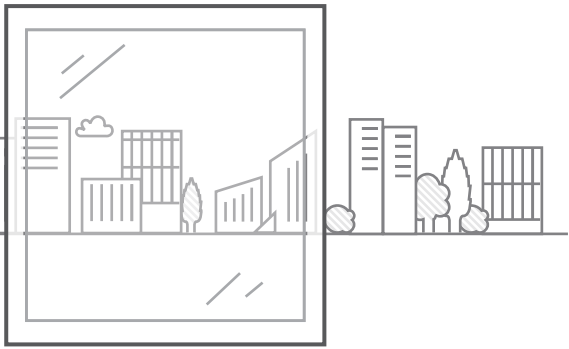
heat and radiation from the sun while maintaining high levels of natural daylight and expansive views. Taken together, these features make for a brighter, healthier and more comfortable workspace - key ingredients for a productive, successful business.

HIGH VISUAL LIGHT TRANSMITTANCE

Normal glass view



Godrej BKC glass` view



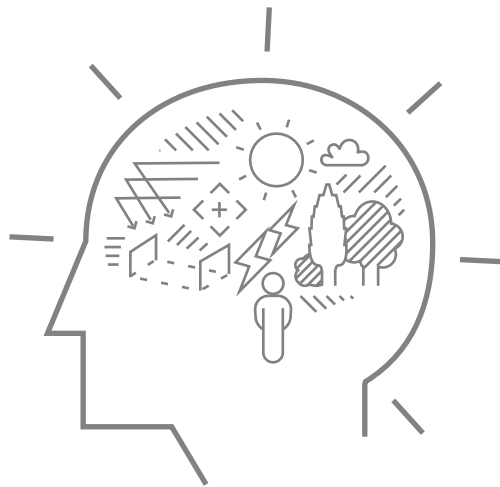
Mitigates harsh direct sunlight



Reduces dependency on artificial lighting



Healthy, **naturally lit** work environment



THE INSPIRATIONAL WORKSPACE

A growing business needs more than just a pleasant office. While each office in Godrej BKC will benefit from natural light and open space, well designed public areas allow occupants of the building to unwind. Lush plazas, elevated landscaped terraces, open interior common areas and a landscaped rooftop terrace allow occupants at Godrej BKC a quiet place to relax and reset.

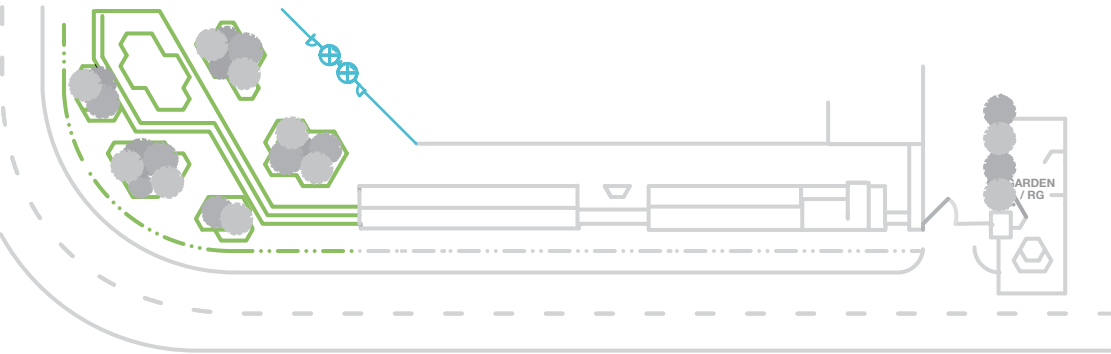
Recharge your spirit with a curated art program, where art installations and sculptures by renowned artists offer inspiration to the creative mind. These shared spaces are hubs of innovation, public forums for the exchange of ideas and impromptu workshops for the development of new ones.

OPEN SPACES

A broad, landscaped plaza serves as the anchor for Godrej BKC’s spacious corner plot, a public gathering place and face to the outside world. Benches and seating areas, shady trees and public art by

renowned artists will transform the plaza into a focal point not just for the businesses in Godrej BKC, but for the whole area.

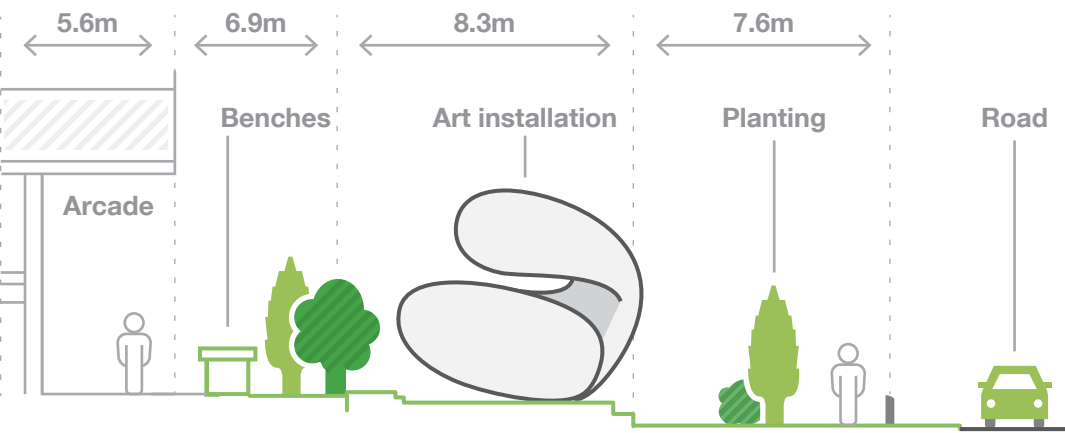
PUBLIC PLAZA : LAYOUT



Public Plaza
(Benches and seating areas, trees and a central art installation)

Entrance

PUBLIC PLAZA : CROSS SECTION

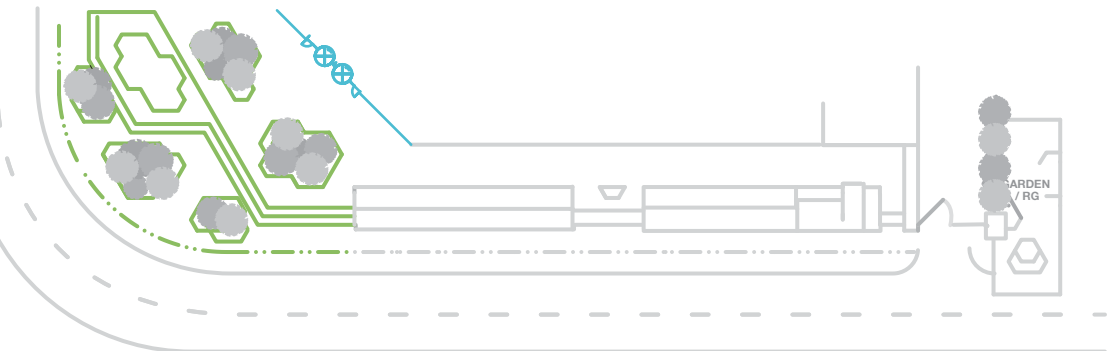


OPEN SPACES

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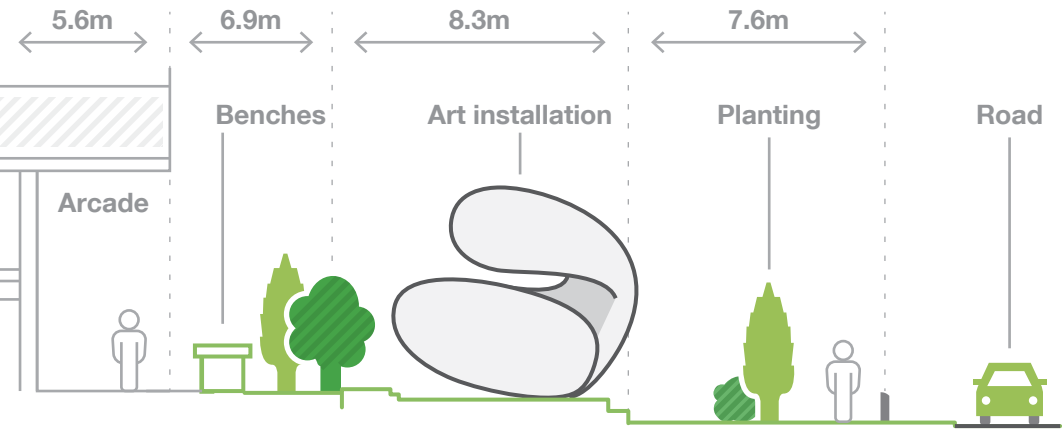
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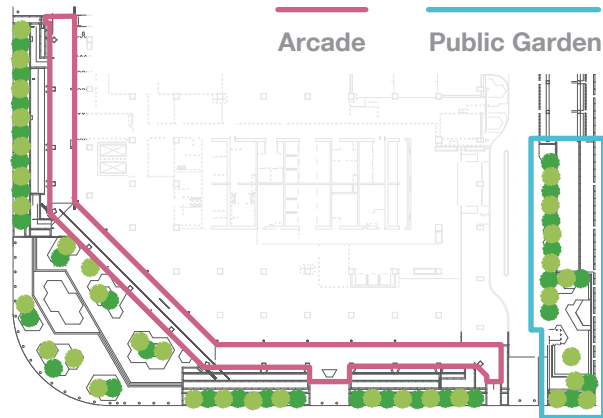


OPEN SPACES

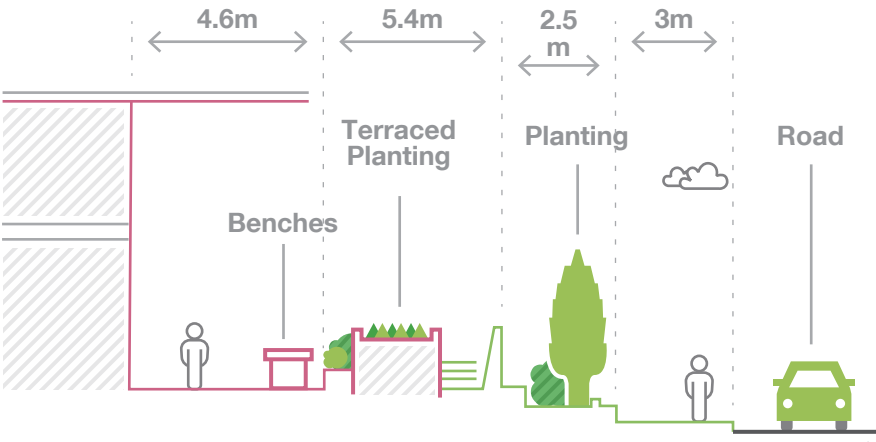
Though Mumbai is often at its most beautiful during monsoon, it is difficult to enjoy those lush, cool months in the open air. Arcaded passageways flank Godrej BKC’s southern and western facades,

providing a full covering over installed seating and high plantings to serve as buffers from the street. Nestled in the plot’s south-eastern corner, public gardens provide a more intimate and enclosed outdoor space.

ARCADE : LAYOUT



ARCADE : CROSS SECTION



Arcaded passage way for shade and weather protection



Plantations across the terrace for a composed view.



Seating area for a breather from work.

3 | THE INSPIRATIONAL WORKSPACE

ELEVATED SPACES

Godrej BKC brings nature into the building and high overhead. The landscaped fifth-floor and rooftop terrace are a calm, private reprieve from the workday grind. Even the simplest

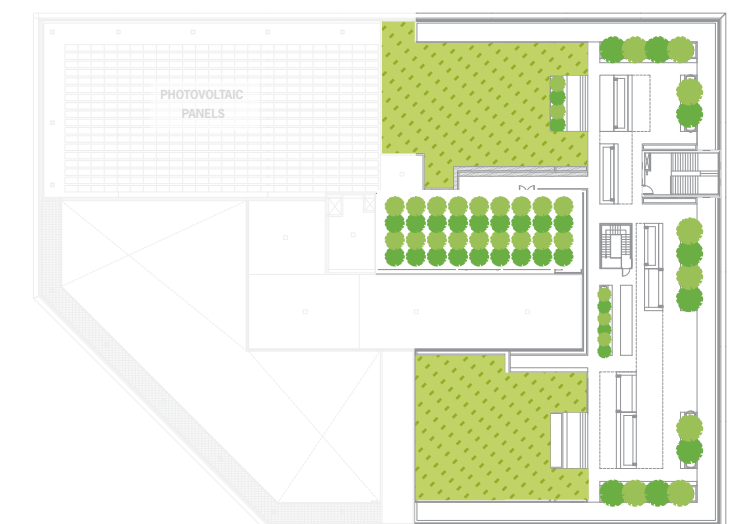
change of environment – from indoor to outdoor, from interior light to full sunshine, can refresh and rejuvenate. By providing comfortable outdoor spaces for relaxation and socializing, Godrej BKC

creates a more holistic work environment. Better quality of worklife translates to higher productivity, better energy and ultimately better output.

5TH FLOOR TERRACE : LAYOUT



ROOF TOP TERRACE : LAYOUT





GODREJ **BKC**

3 | THE INSPIRATIONAL WORKSPACE

INTERIOR SPACES

Clean lines and warm colours, human scale with generous dimensions, light and greenery – all these key components of Godrej BKC are on display from the moment you set foot in the double-height lobby. The grand entry to Godrej BKC, the lobby area sets the tone for the whole building.

Landscaped drop-off areas on two sides lead into the light-filled entryway. Inside, art and greenery create a sense of continuity between the plaza out front and the building's interior, leading the way into a space that emphasises comfort and sustainability as strongly as it does efficiency and modernity.



THE CONSCIOUS WORKSPACE

Foresight is an essential tool both for good architects and good businesspeople. Just as successful businesses predict and invest in future commercial trends, the best architects and developers work to predict the next generation of technology and design. Thanks to rigorous research and the best partners in green building and technology, Godrej BKC will embody a broad corporate commitment to environmental stewardship.

Cutting-edge sustainability features will guarantee both long-term energy savings for the building's occupants and a brighter future for Mumbai, setting new standards for eco-friendly commercial design.

HIGH-PERFORMANCE FACADE

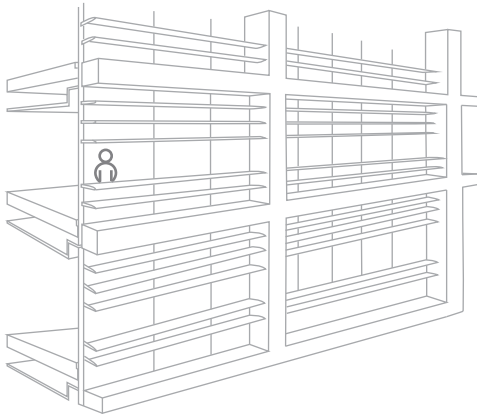
If space is Mumbai’s greatest deficit, then sunlight may be its greatest natural resource. The façade at Godrej BKC, is not only aesthetic but has been specially designed to maximize energy savings by allowing natural light while minimizing the negative impact of direct sun.

Views from the building’s interior remain unobstructed, while generating high energy savings.



Substantive annual
energy savings

FACADE : FRONT VIEW

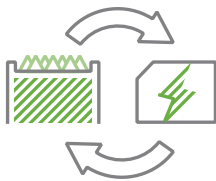


SUSTAINABILITY



INTELLIGENT FACADE

Improved thermal comfort systems, ample day lighting and clear views to the external environment provide a healthy and productive environment



ENERGY SAVINGS

Optimized facade design, a roof garden and use of efficient equipment results in high energy savings



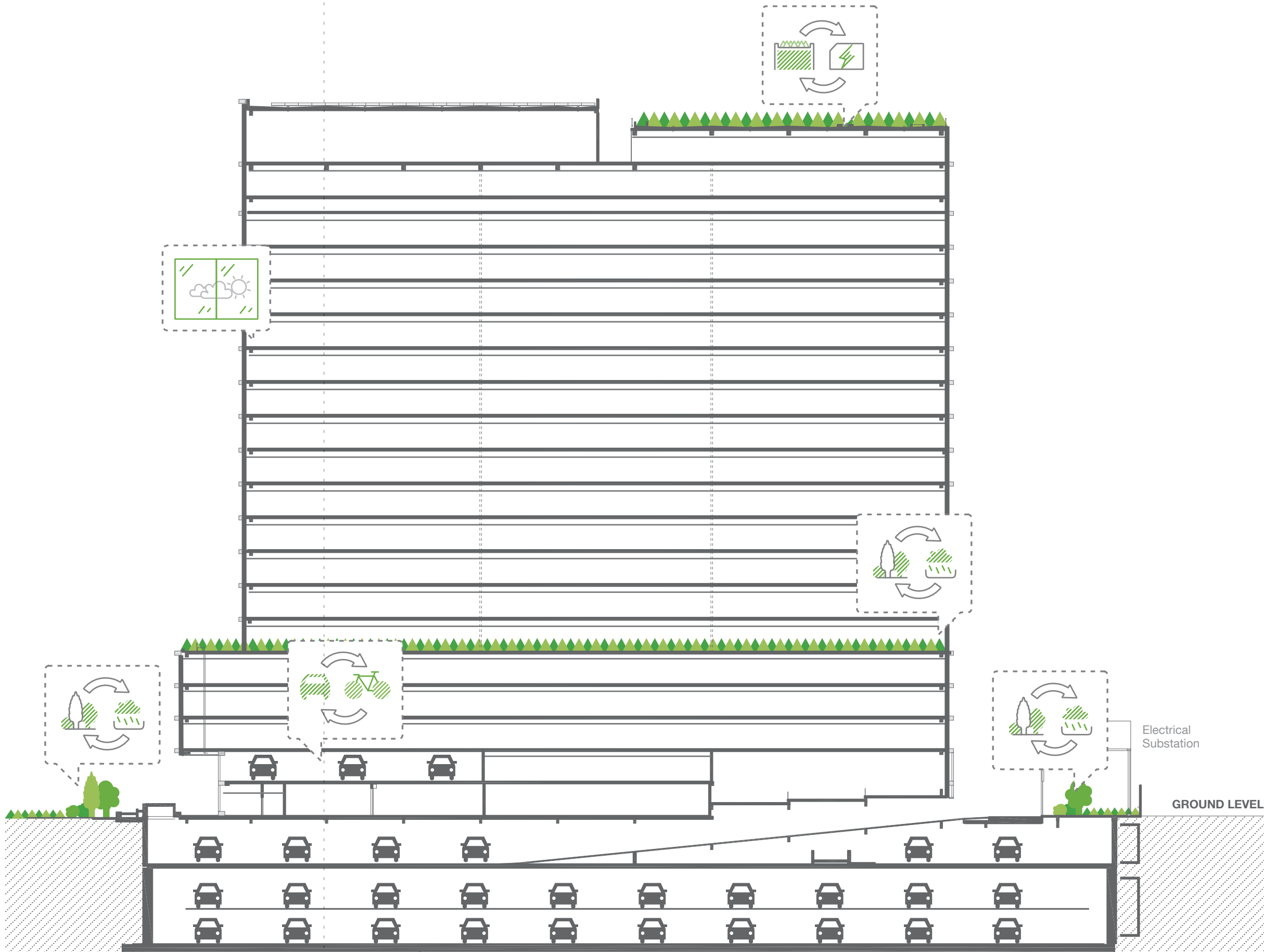
WATER EFFICIENCY

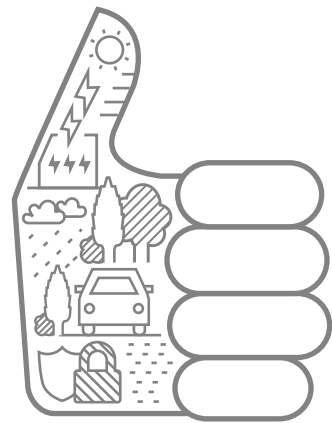
Responsible landscaping with native and adaptive plant species, use of recycled water for flushing and storm-water reuse reduces dependence on municipal and external water sources



SUSTAINABLE TRANSIT

On-site bicycle storage, ports to charge electric vehicles and preferred carpooling spots encourage eco-friendly commuting





THE EFFICIENT WORKSPACE

Spacious, naturally lit offices, open-air terraces and plazas, sustainability features and world-class design – all these contribute to the efficiency of a workspace and workforce in tangible ways. But the underpinnings of a truly efficient building are things you may not even notice. Ample parking so you don't have to think about finding a space.

Power back-up to keep your business up and running even under most demanding business requirements. State-of-the-art security systems for complete peace of mind. An office that anticipates your needs and runs seamlessly allows you to focus on what matters: your business and its future.

SERVICE FEATURES

From weather-protected vehicle drop-off and valet, to three banks of destination-controlled elevators, Godrej BKC has been designed to make life simpler, faster, and better. Three levels of parking ensure sufficient space for occupants arriving by personal vehicle.

Centralized utilities throughout the structure maximize usable office space, while a 100% power back-up system ensures that Godrej BKC can handle any business’s power needs.



3 levels of parking space for 1150 vehicles



Security features such as turnstiles, magnetometers and baggage screening devices integrated into the lobby design

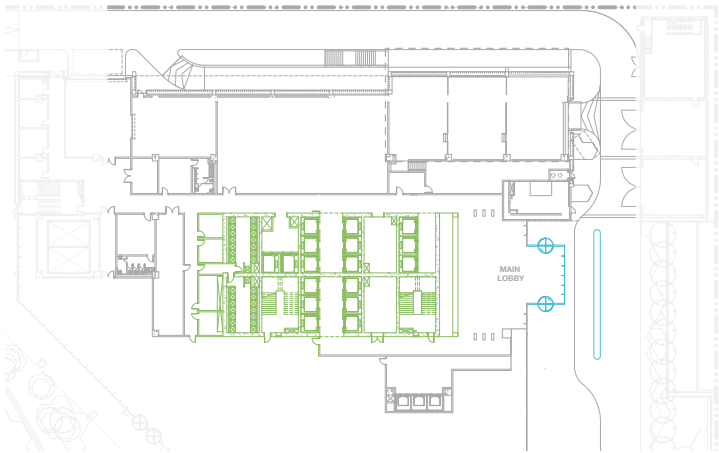


100% power back-up system



Destination-controlled elevators

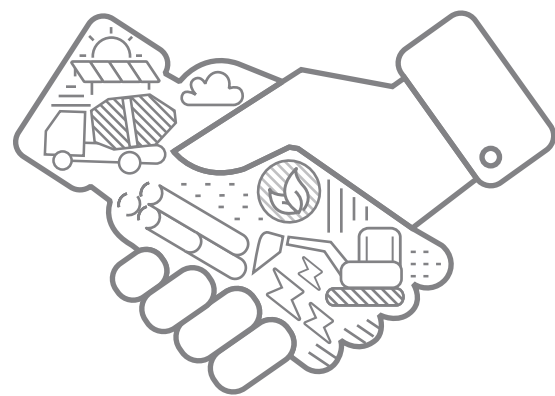
GROUND FLOOR : LAYOUT



Centralized services
(elevators, restroom,
lobby, storage rooms)

Dropoff





PARTNERS

At Godrej Properties, we believe in working with the best. Designed to inspire a spirit of collaboration, Godrej BKC itself came from a long collaborative process. Drawing on the best talent from India and abroad, we have sought to create a commercial space that not only encourages efficiency and productivity, but also creativity and innovation.

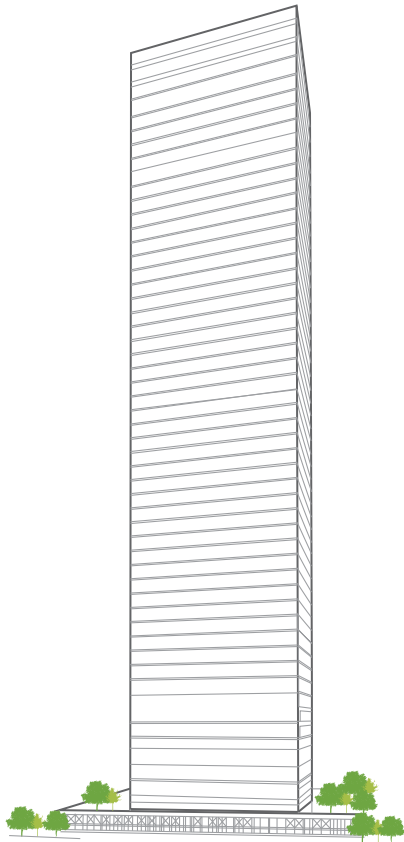
By working with world-renowned architectural firm Skidmore, Owings and Merrill and India's most trusted contractor, Larsen & Toubro, we started that process quite literally at the ground level.

SKIDMORE, OWINGS AND MERRILL

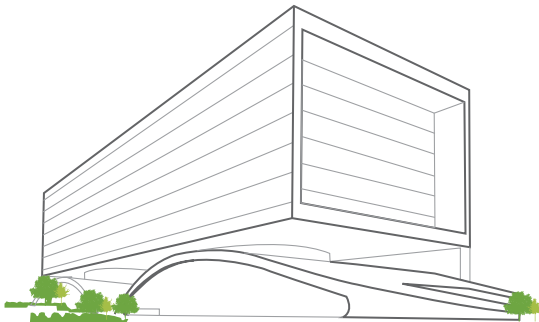
Since its founding in 1939, the architecture firm Skidmore, Owings and Merrill has combined contemporary style and extraordinary engineering to execute some of modern architecture’s most iconic structures.

SOM’s visionary projects across the globe include New York’s Lever House, Chicago’s Sears Tower and the world’s tallest building, Dubai’s Burj Khalifa, as well as ongoing projects like One World Trade Center in New York and the new Chhatrapati Shivaji International airport in Mumbai.

COMMERCIAL SPACE DESIGN
7 World Trade, New York



COMMERCIAL SPACE DESIGN
Arcapita Bank HQ, Bahrain



Burj Khalifa, Dubai



LARSEN & TOUBRO

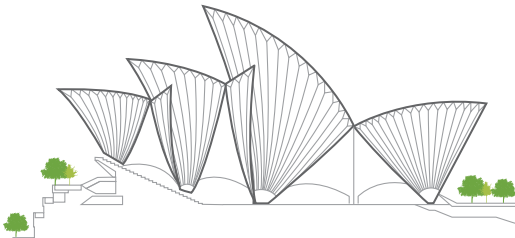
Larsen & Toubro, a partner for Godrej Properties across the country, is India’s largest construction company, with over 65 years of experience and several of the country’s most prominent landmarks to its name.

L&T projects range from infrastructure and township projects to office towers and elegant landmarks like Delhi’s Lotus Temple.

With experience in commercial buildings, airports, residential structures, factories and large-scale infrastructure projects, L&T truly is India’s leading construction company.

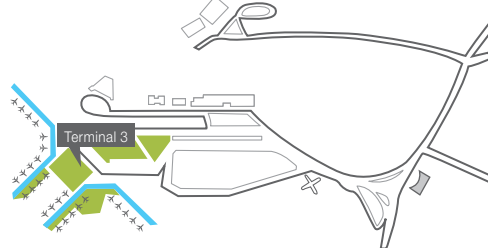
CULTURAL SPACE

Lotus Temple, New Delhi



PUBLIC SPACE

New Delhi Airport



Lotus Temple, NewDelhi



GODREJ PROPERTIES

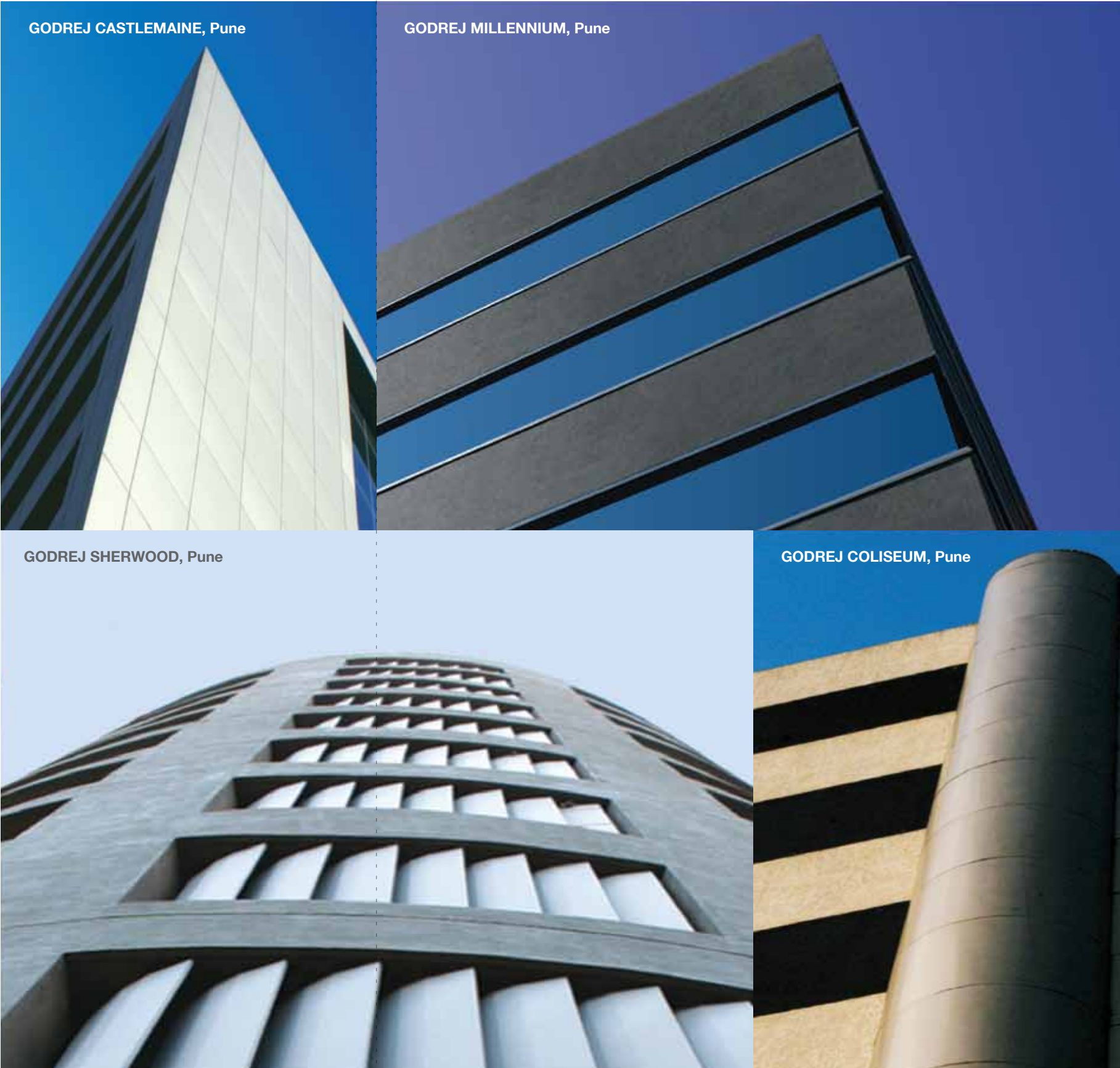
TWO DECADES OF EXCELLENCE

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines a 116-year legacy with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across 82 million square feet in 12 cities.

Godrej Properties has always embraced the notion that collaboration is the essence of excellence. To that end, we have worked with the best designers, architects and contractors within India and around the globe to deliver imaginative and sustainable spaces. By bringing together the best talent in the global real estate sector, Godrej Properties works to create developments that will last into the future, and foresee the needs of each and every resident.

Over the last few years, Godrej Properties has received over 35 awards and recognitions, including “Corporate Governance of the Year” award from Accommodation Times and a “Best Emerging National Developer” award from ZEE Business. Official recognition, though, matters less than the affirmation we receive from our customers. Each home or office we construct is a relationship, and each smile a confirmation of a job well done.

- Established in 1990
- India’s first ISO certified real estate developer
- Projects in 12 cities across India
- Prime locations, good value, excellent construction, efficient support
- Collaboration with outstanding associates



OTHER GODREJ PROPERTIES PROJECTS

RESIDENTIAL PROJECTS

- GODREJ GARDEN CITY AHMEDABAD
- GODREJ CREST BENGALURU
- GODREJ SHERWOOD PUNE
- GODREJ PLATINUM BENGALURU
- GODREJ FRONTIER GURGAON
- GODREJ PRAKRITI KOLKATA
- GODREJ ALPINE MANGALORE
- GODREJ BAYVIEW MUMBAI
- GODREJ EDENWOODS MUMBAI
- GODREJ GLENELG MUMBAI
- PLANET GODREJ MUMBAI
- GODREJ PLATINUM MUMBAI
- GODREJ HILL MUMBAI
- GODREJ RIVERSIDE MUMBAI
- GODREJ SERENITY MUMBAI
- GODREJ WALDORF MUMBAI
- GODREJ ANANDAM NAGPUR
- GODREJ HORIZON PUNE
- GODREJ WOODSMAN ESTATE BENGALURU

COMMERCIAL PROJECTS

- GODREJ ETERNIA CHANDIGARH
- GODREJ GENESIS KOLKATA