

LIGHTBRIDGE

OFFICE BUILDING

SAKI VIHAR ROAD
ANDHERI EAST

A PROJECT BY



From vision to venture

The Diverse Dynamism of Our Business Portfolio



Commercial



Residential



Education



Hospitality



Retail



Leisure



Hiranandani
creating better communities





Journeying through time..

Celebrating over Four Decades of Excellence



40 + Million sqft.
Developed



22,500 + Homes
Delivered



13+ Millions sqft.
Commercial Development



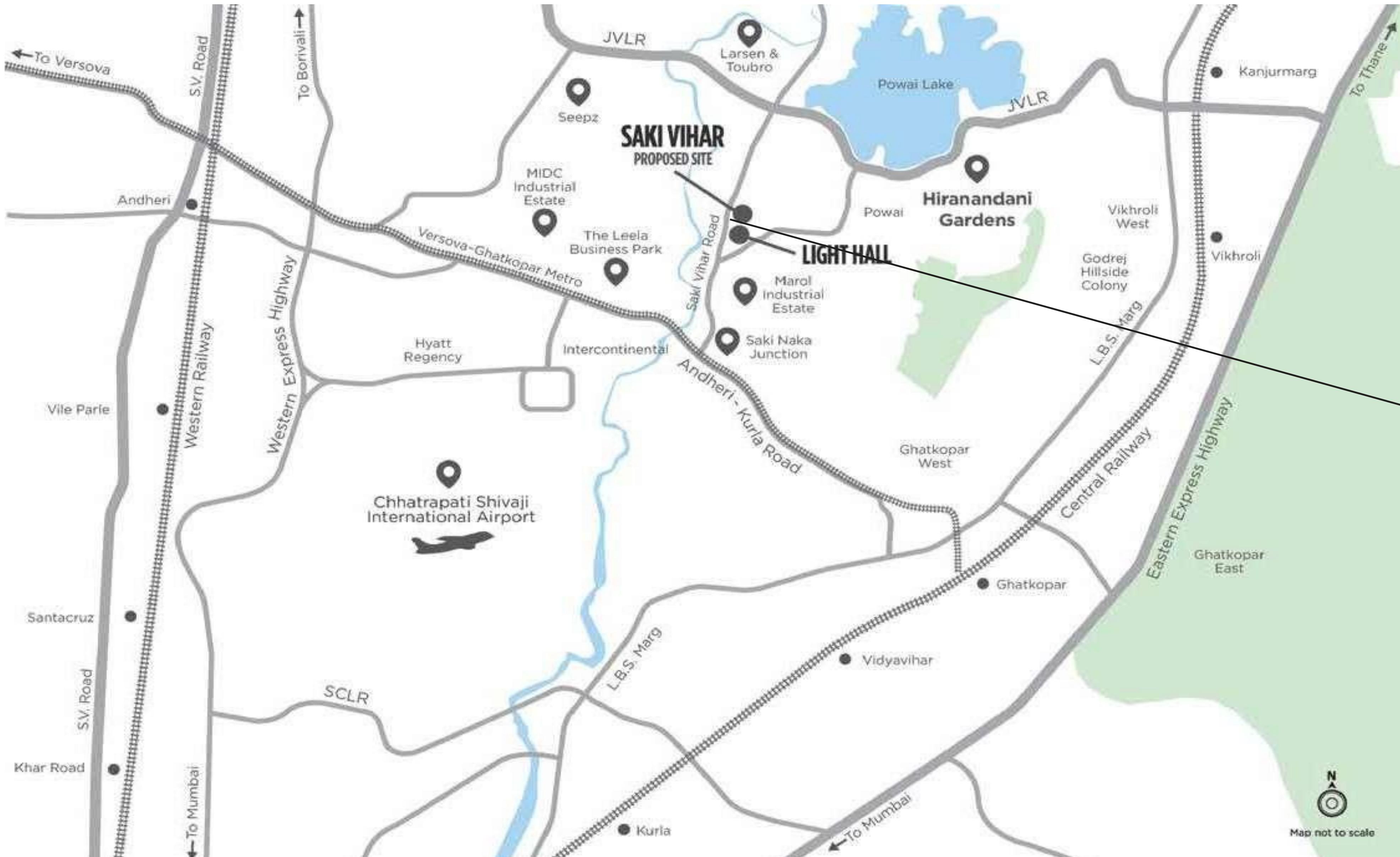
0.2 Million sft Retail
Developed

PROJECT DETAILS

Strategic Location



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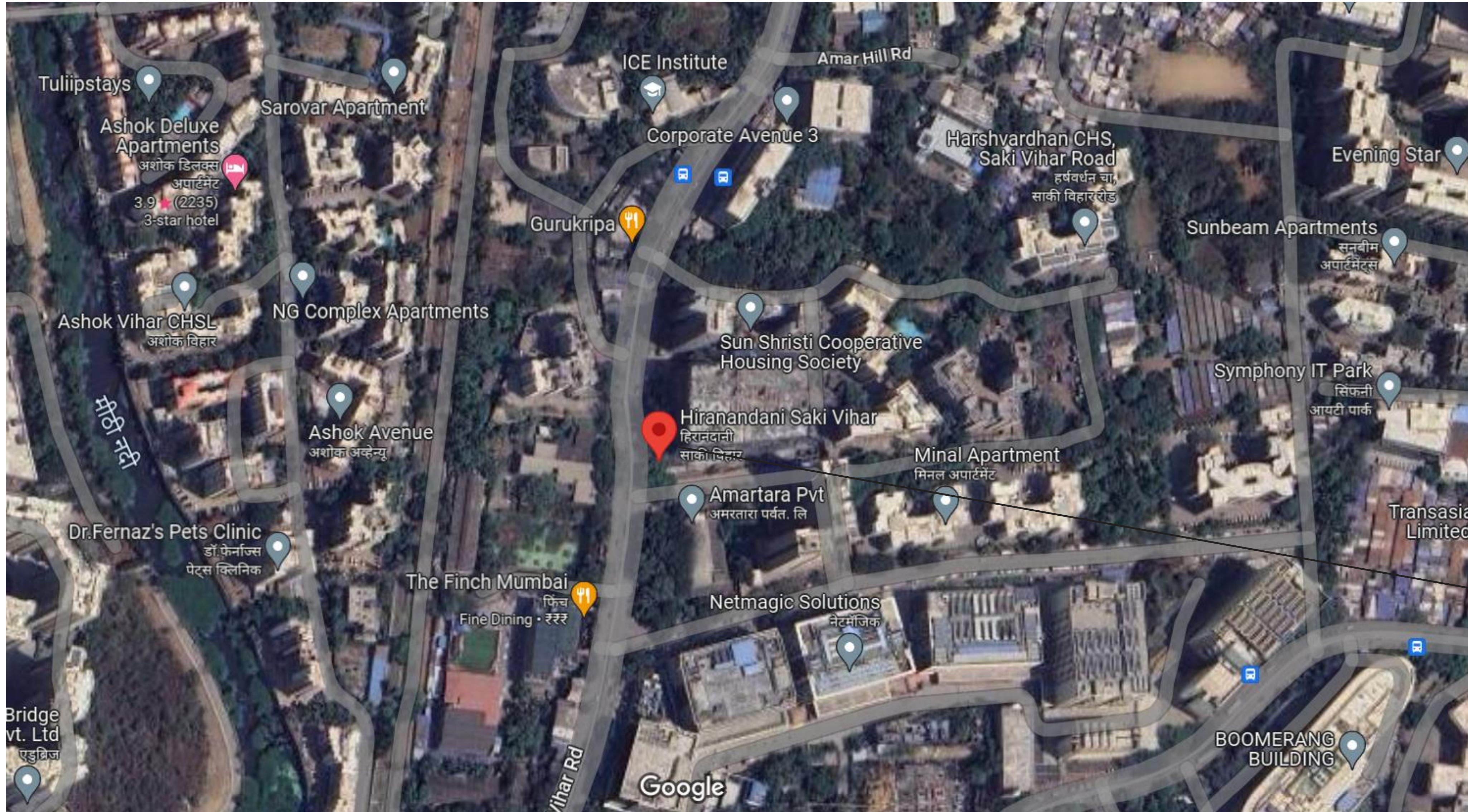


Map not to scale

Site Location



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Building Elevation



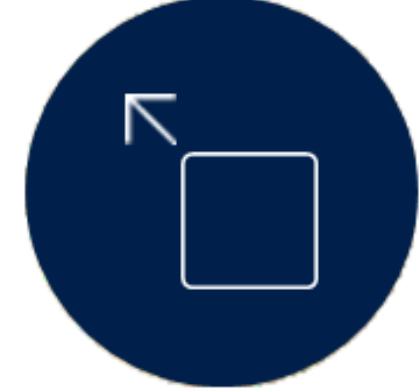
Side Elevation



Cutting edge technical brilliance of Lightbridge



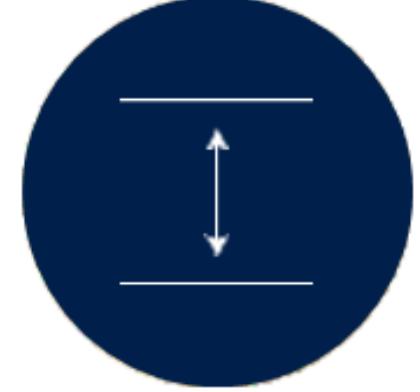
IT & ITES/
Commercial
Space



Floor Plate Efficiency
Upto 70% for full floor



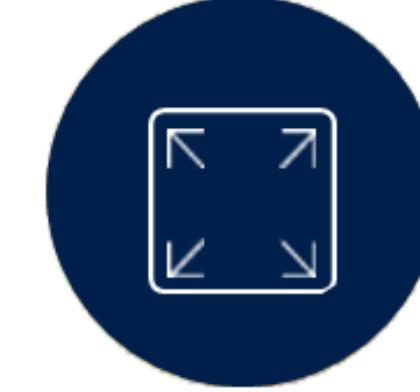
LB + UB +
15 Upper floors



Floor-to-Floor height
of 4.2 meters



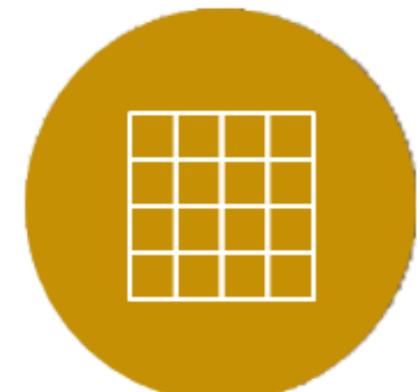
Double glazed
window panels



Typical Floor Plate
42,000 sft approx.
Built-up area



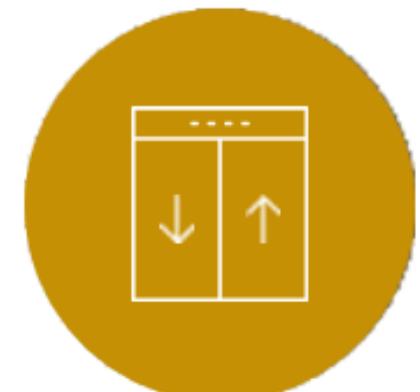
Lift lobbies
Finished with Marble/
granite & vitrified tiles



Total Development
6,00,000 sft approx.



Car Parking Ratio:
1:1500 SF
on built-up area



13 Passenger
elevators



Fully Air-conditioned
Designer entrance lobbies.



Ample space for outdoor
AC unit on the respective
floor service duct area



Ample Water
provision from
Municipal Corporation.



Power Backup
100% power backup



Advanced
CCTV surveillance



24X7
Manned security

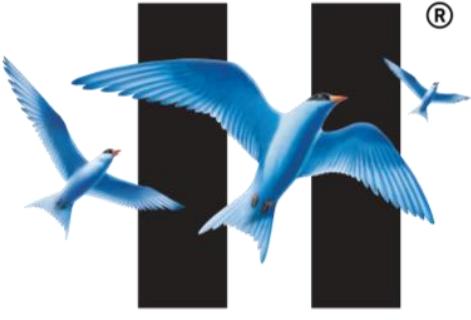


Advanced
fire fighting measures
as per CFO norms.



Basic telephony service &
Hi-speed Internet
provided by Tata
Com., Airtel, Jio

Ground Floor Plan



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Typical Floor Plan



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Floor Plan with Division



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Our External Partners

**Architect
Hafeez
Contractor**



gleeds



TAK



Sustainable Practices



Water management

- Rainwater harvesting
- Sewage water treatment
- Conservation of old wells



Efficient energy consumption

- Use of solar power
- Motion sensor lighting in common areas



Waste Management Practices

- Composting of organic waste
- Recycling of non-organic waste



ESG

Environmental, social, and corporate governance - Our commitment to sustainability and a better future for all

For the past four decades, we have struck a harmonious balance between the inevitable need for urbanization and responsibility toward sustainability.



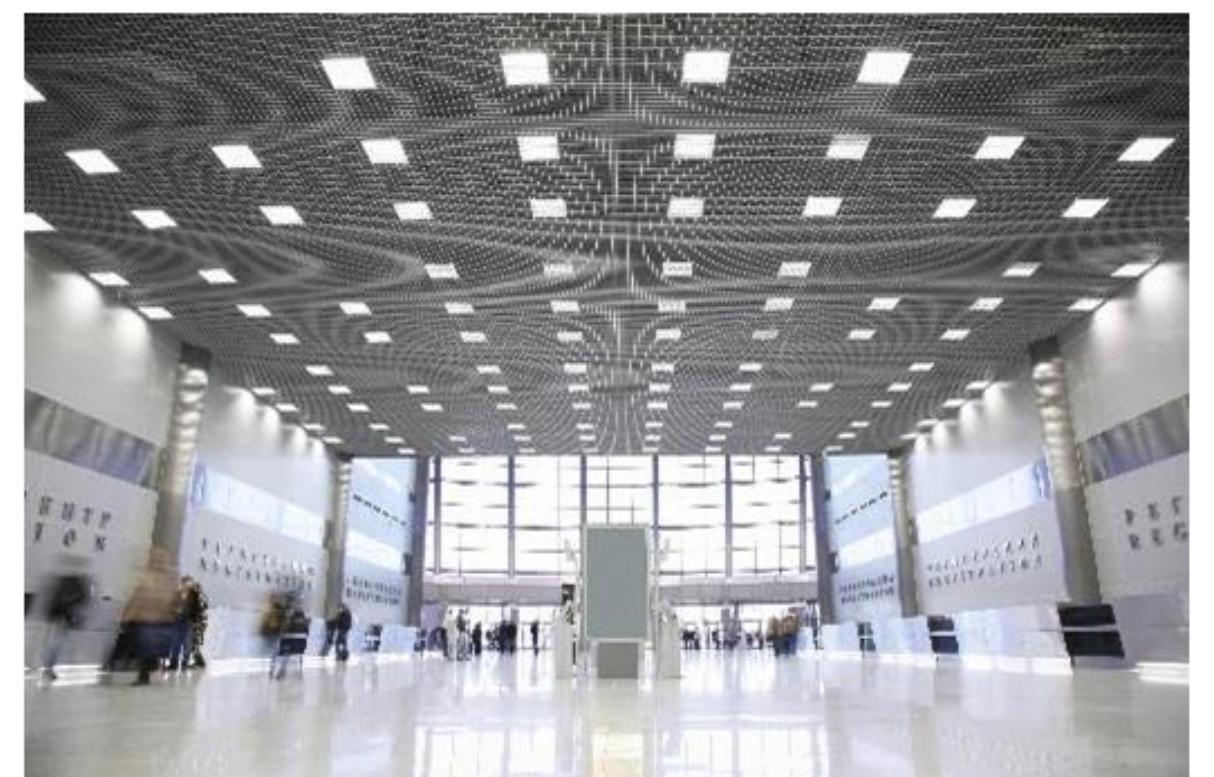
Green spaces



Renewable energy



Waste management



Energy - efficient lighting

SMART Building

Automated Functions in Lightbridge

Water Management

Uninterrupted water supply by continuously monitored water levels and pump health.

Energy management

Optimized energy usage and reduced costs by providing accurate data of power usage, smart air-conditioning and predictive usage of backup generators.

Smart vehicle management

The Automate Number Recognized System (ANPR) system allows approved vehicles automatic access control based on number plate recognition and restricts easy parking access to others.

Crisis Management

Availability of number of people and vehicles parked in the building at any time enables quick and better response in crisis management.



SMART Building



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CONNECTIVITY AND INFRASTRUCTURE

Connectivity

Andheri Kurla Road	:	1.2 Km
Saki Naka Metro Station	:	1.5 Km
Jogeshwari Vikhroli Link Road	:	2.3 Km
Hiranandani Gardens, Powai	:	4 Km
Western Express Highway	:	5.1 Km
International Airport	:	3.9 Km

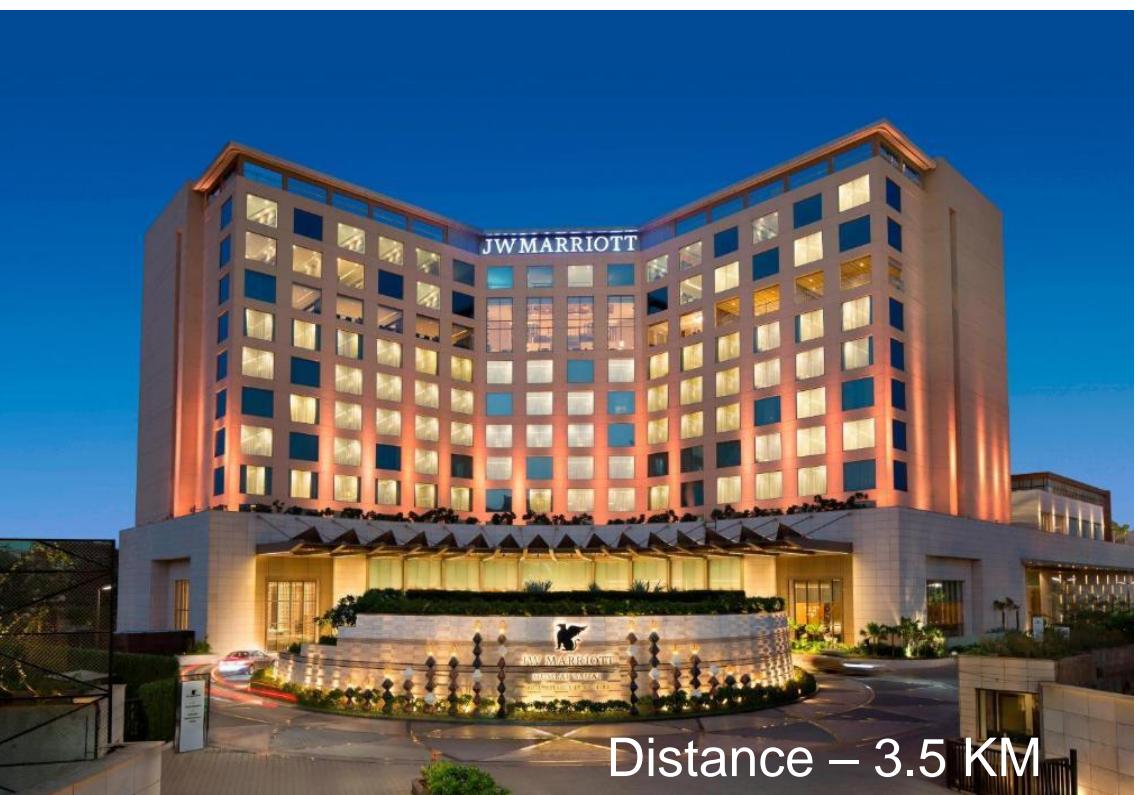
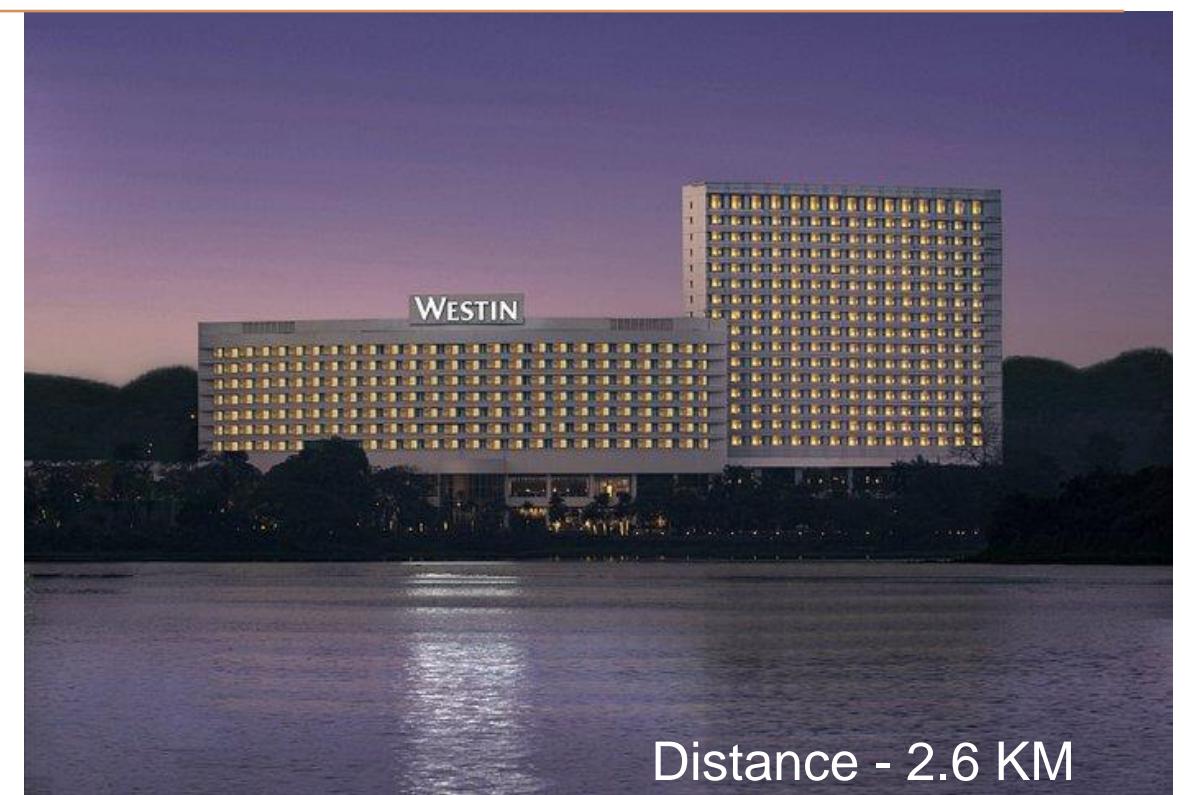


Mumbai Metro Line 6

- Swami Samarth Nagar–Jogeshwari–Vikhroli–Kanjurmarg 14.477 km (8.996 mi) elevated line will connect Lokhandwala Complex with Vikhroli with 13 stations.
- It is expected to be completed by 2025.
- It will reduce the travelling between Andheri to EEH by 30 to 45 minutes

Social Infrastructure

- Hotels - Five star Hotels like Westin Powai, JW Marriot, Leela Hotel, Courtyard Marriot, Lemon Tree, Lalit Hotel, Hyatt Regency etc.
- Hospitals - Hiranandani Hospital, Seven Hills, Holy Spirit etc.
- Schools - Hiranandani Foundation School, Bombay Scottish School etc
- Eateries, Coffee Shops, Banks, Residential Complexes are in and around the building



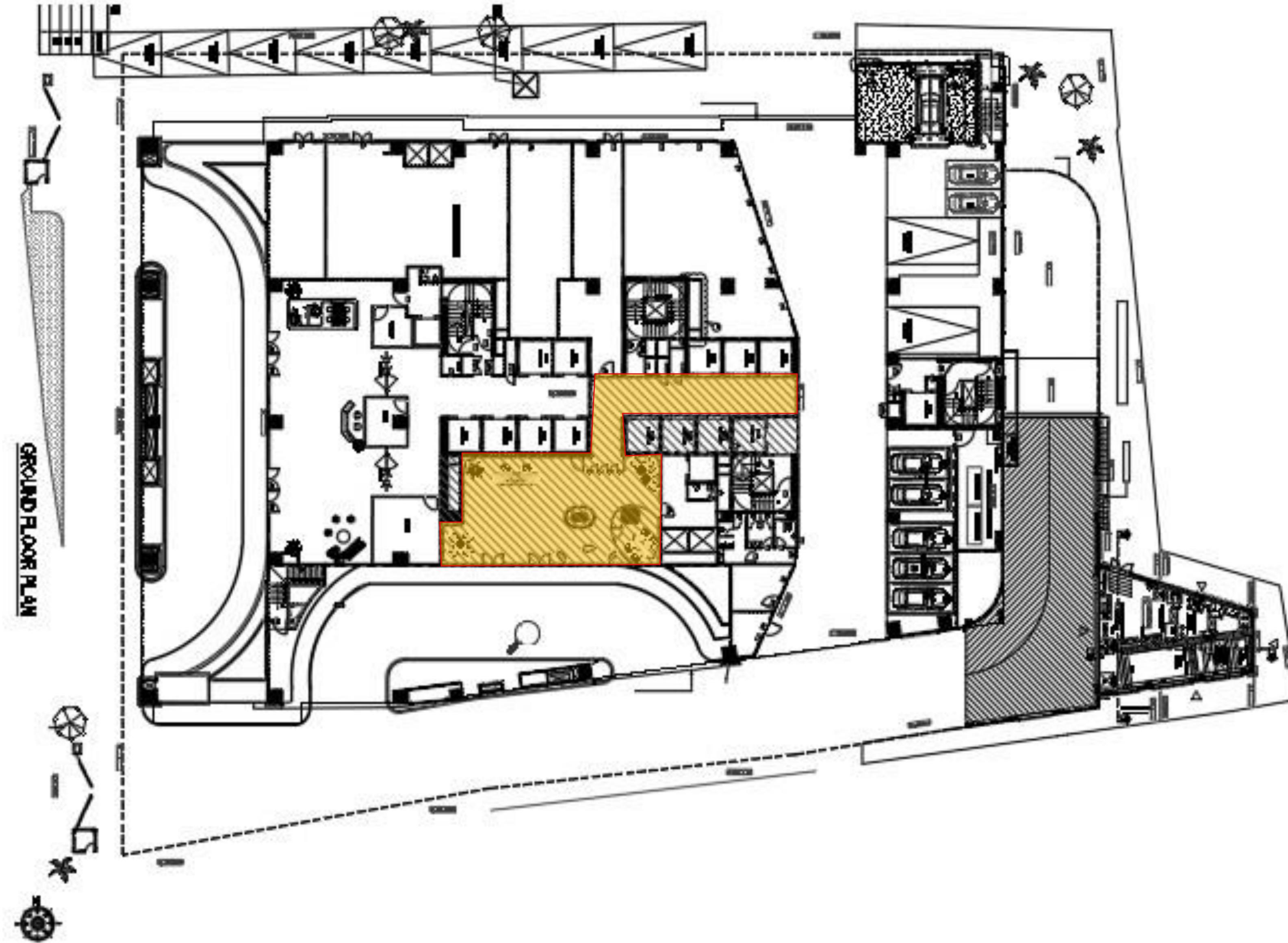


LOBBY DESIGN

Master Plan



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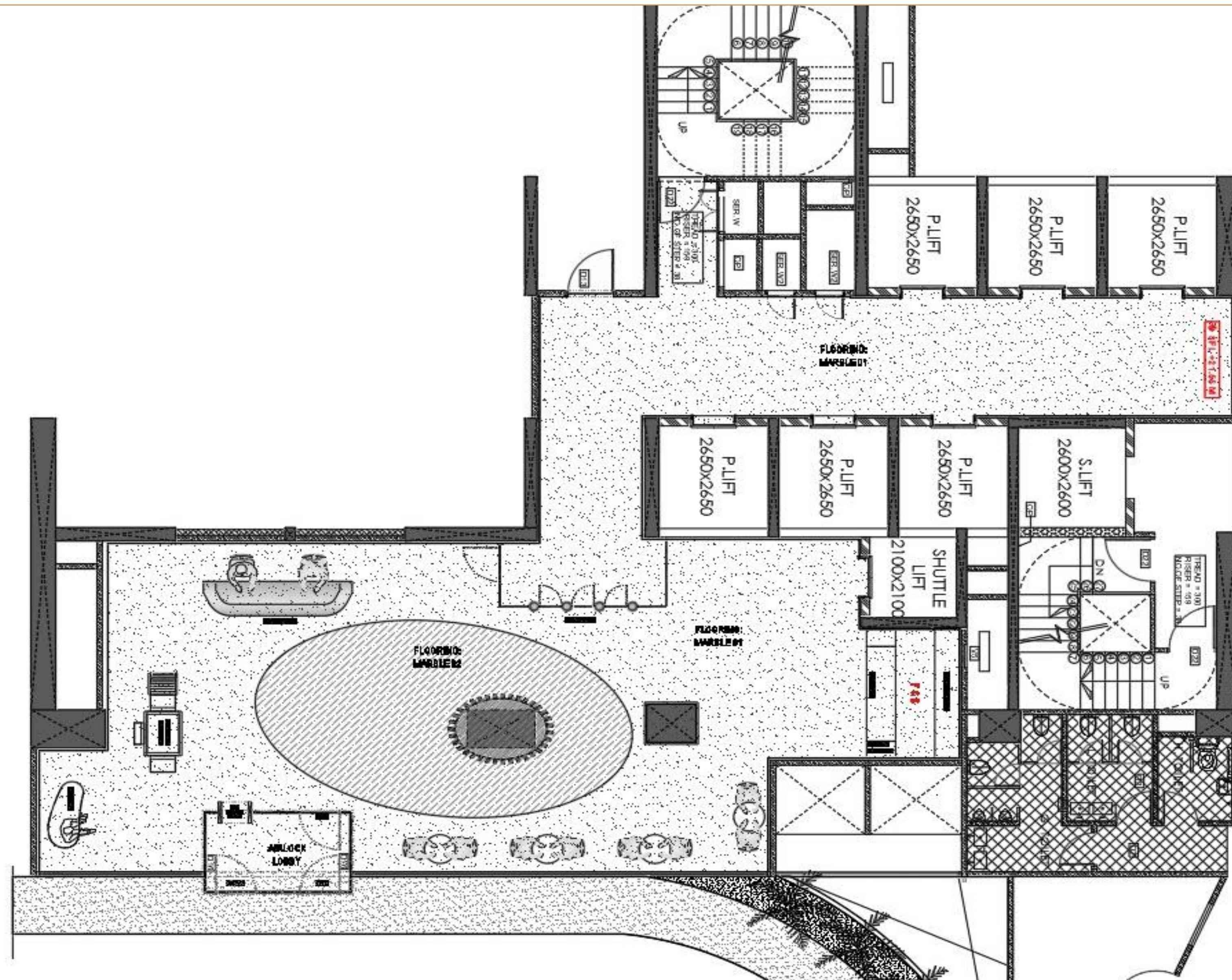


Lobby Layout



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Lobby Design Renders





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