

# 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





# Journeying through time..

Celebrating over Four Decades of Excellence



40 + Million sqft.  
Developed



13+ Millions sqft.  
Commercial Development



22,500 + Homes  
Delivered



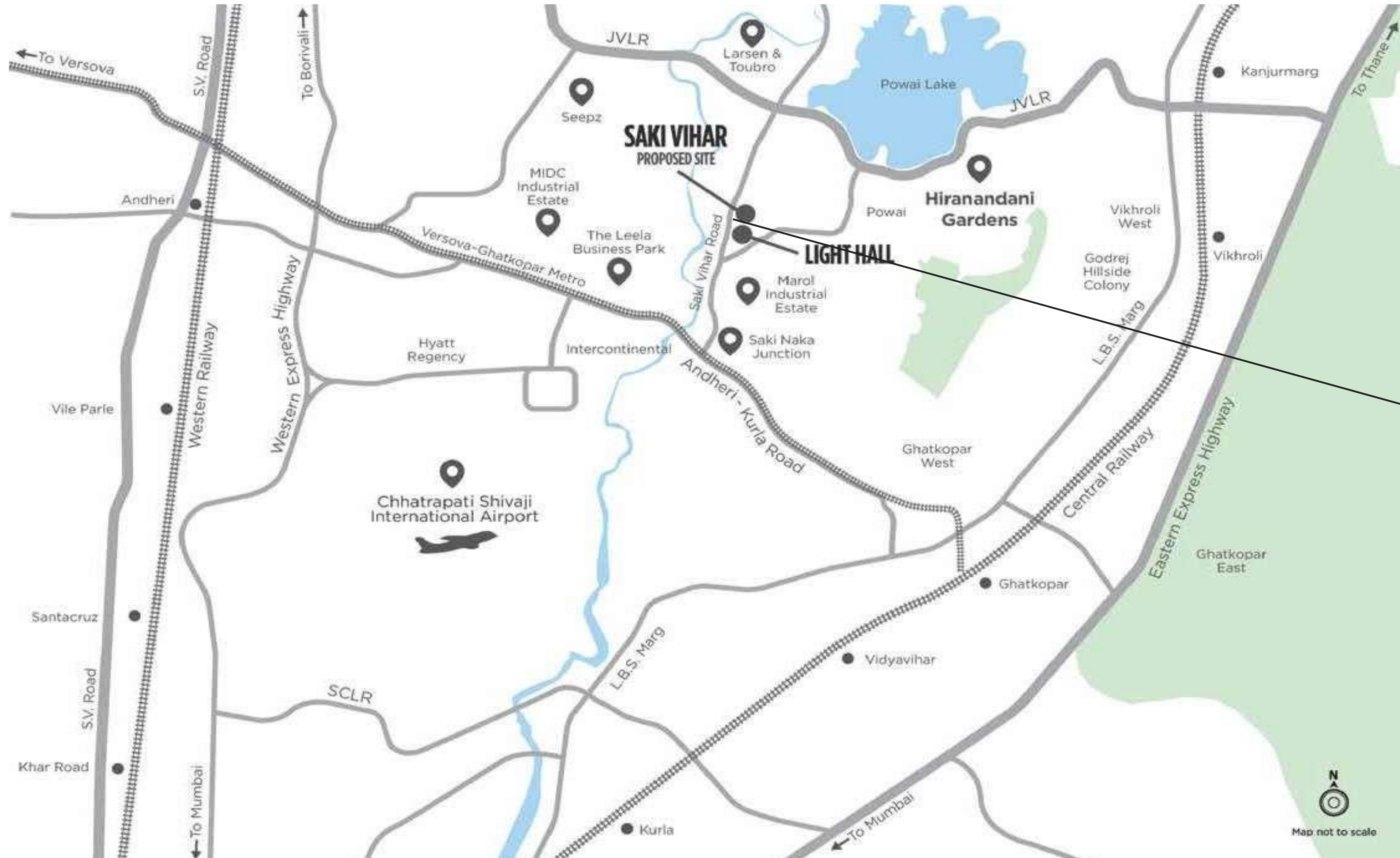
0.2 Million sft Retail  
Developed

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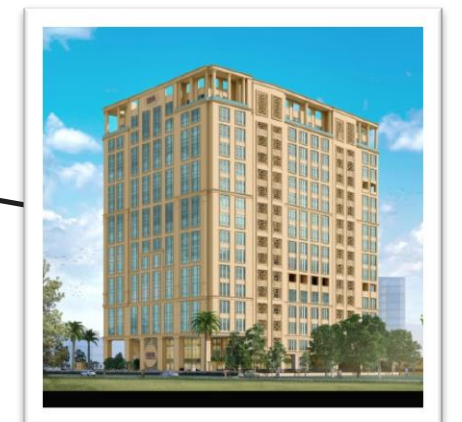
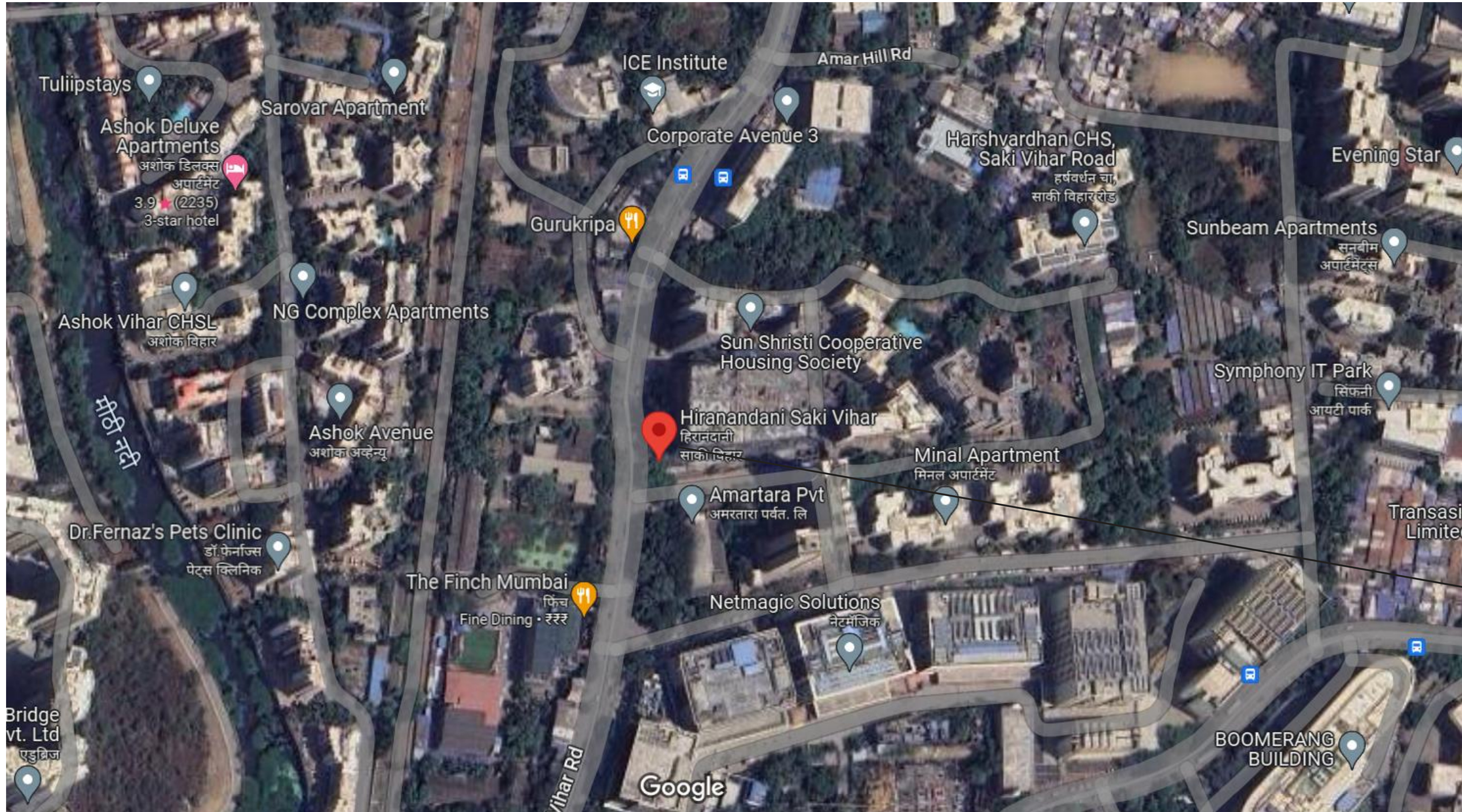
# PROJECT DETAILS

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# Strategic Location



# Site Location



# Building Elevation



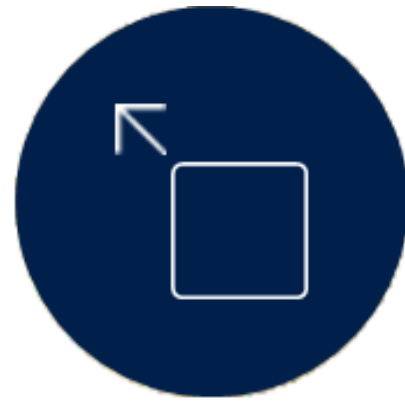
# Side Elevation



# Cutting edge technical brilliance of Lightbridge



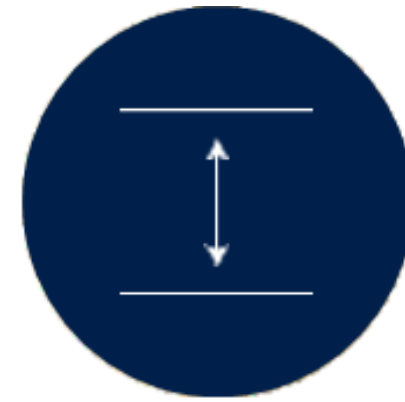
IT & ITES/  
Commercial  
Space



Floor Plate Efficiency  
Upto 70% for full floor



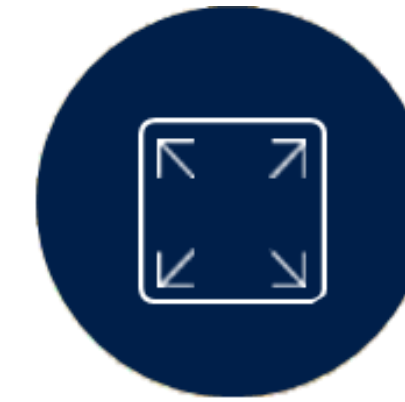
LB + UB +  
15 Upper floors



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



**Hiranandani**  
creating better communities



# Typical Floor Plan



# Floor Plan with Division



# Our External Partners



**Architect  
Hafeez  
Contractor**



# 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



Waste management



Renewable energy



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

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# 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



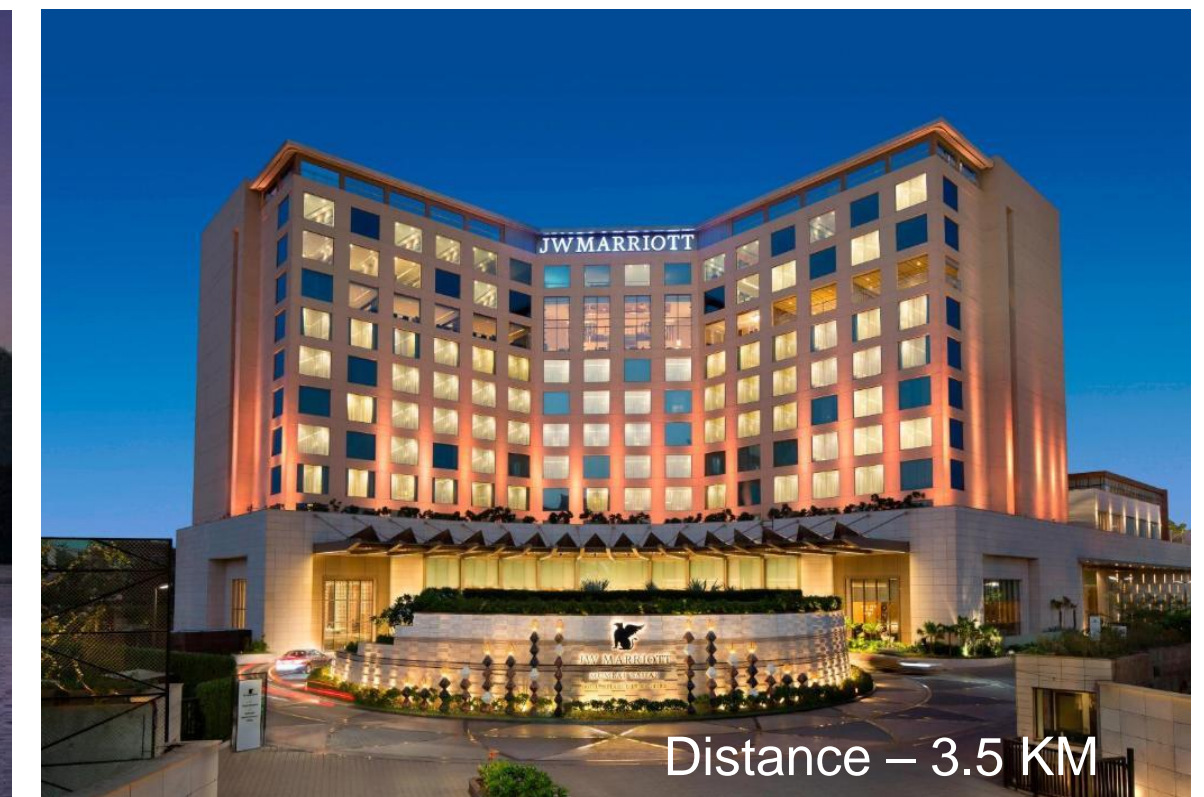
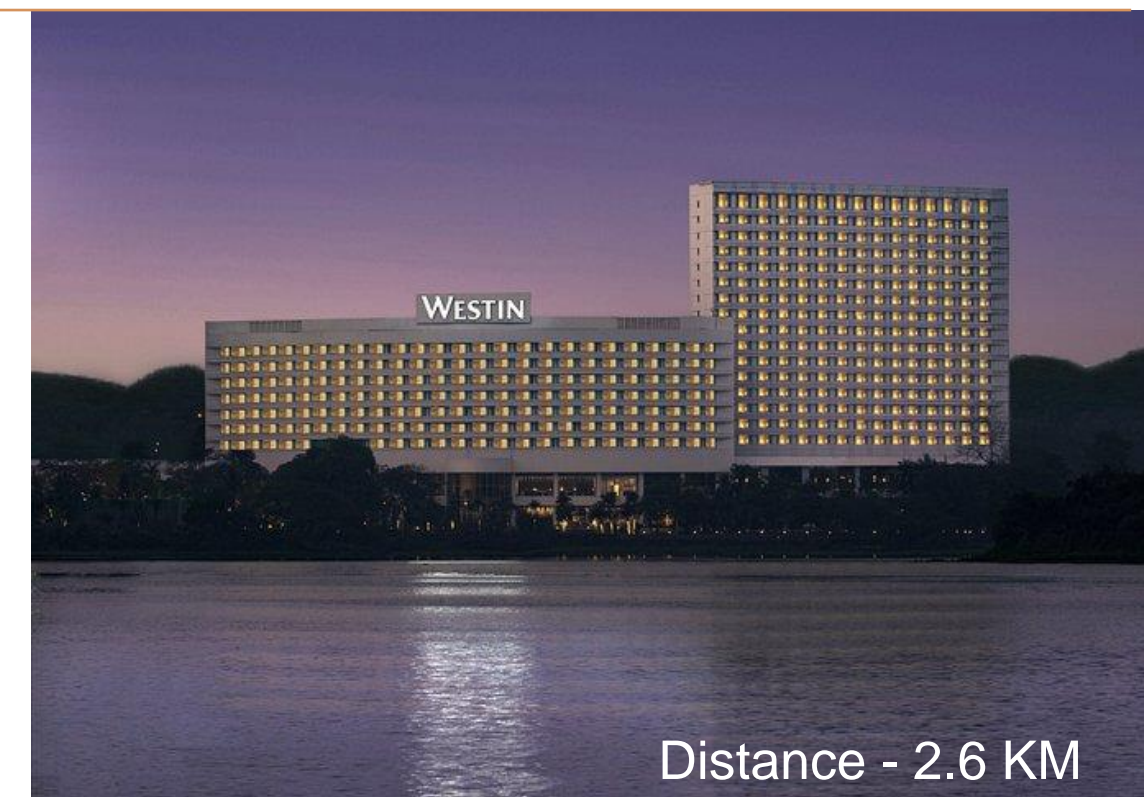
## Mumbai Metro Line 6

- 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



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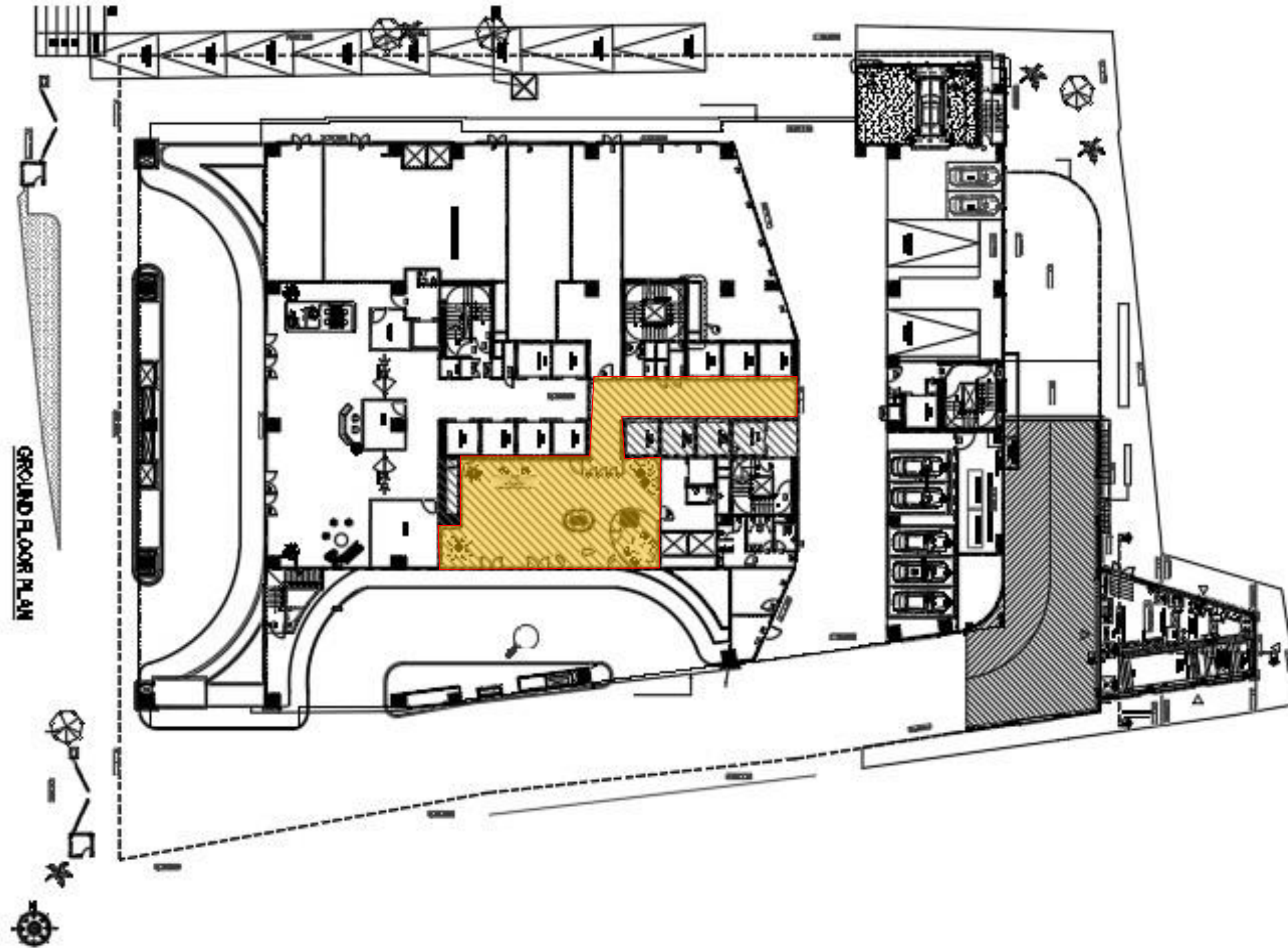
# LOBBY DESIGN

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# Master Plan



**Hiranandani**  
creating better communities



# Lobby Layout



# Lobby Design Renders





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