



GODREJ **BKC**

BKC, MUMBAI

SUCCESS BY DESIGN

Our goal for Godrej BKC is 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.

Because success tomorrow must be designed today.

Godrej BKC is designed by Skidmore, Owings and Merrill (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. Godrej BKC has also received a LEED Platinum pre-certification, which is recognised globally as the highest available sustainable design rating. 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.

IN PARTNERSHIP WITH

JET AIRWAYS 



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LOCATION

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 companies a prestigious address and easy connectivity from any part of Mumbai. From the selection of a

prominent corner plot in Bandra Kurla Complex - Mumbai's only planned financial district, 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.



1 | LOCATION

THE ADDRESS

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 have 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 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**

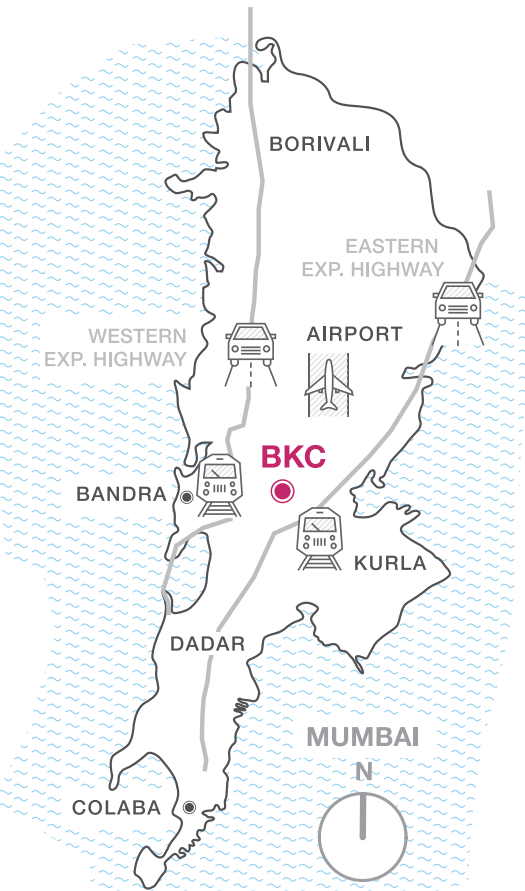





Headquarters for more than a dozen **national and international banks**

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. Located close to the domestic and international airports, BKC is a convenient arrival point for business partners from around the world.

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 - 10 kms, Western Exp Highway - 3 kms
-  Bandra Railway Station & Kurla Station - 4 kms
-  Domestic Airport - 7 kms, International Airport - 9 kms

-  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 mangroves on another,

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



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

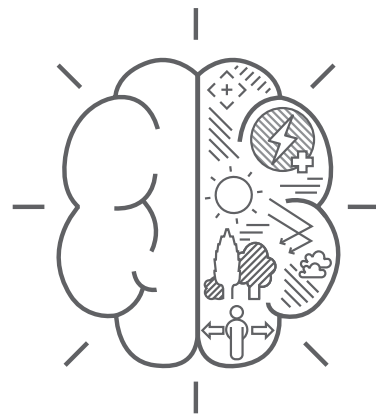


BKC offers Mumbai's **best infrastructure** with **world-class roads, schools, restaurants** and **hotels** all available in the area



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





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.

Our back-end systems are designed with utmost precision and dexterity so that you can make a seamless segue between business brunches and timeline crunches. Ample parking

spaces, efficient power back-up systems and impenetrable security networks are just some of the many features that make business at Godrej BKC as inspiring and uncomplicated as it gets.

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

2 | INTELLIGENT WORKSPACE

SPACIOUS OFFICES

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 space at Godrej BKC, while large column-to-column grids optimize office layouts.

Large, flexible floor plates 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



HIGH-PERFORMANCE FAÇADE

Few things affect our mood, comfort and productivity more than the light we work in. With its expansive 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 gain from the sun while maintaining high levels of natural daylight and exceptional views. Taken together, these features make for a brighter, healthier and more comfortable workspace - key ingredients for a productive, successful business.

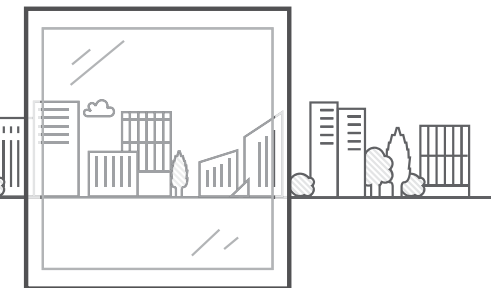
If space is Mumbai's greatest deficit, then sunlight may be its greatest natural resource. The facade at Godrej BKC, is not only aesthetically striking but has been specially designed to maximise energy savings by allowing natural light to filter in while minimizing the negative impact of heat gain from direct sunlight. Views from the building's interior remain unobstructed, while generating high energy savings.

HIGH VISUAL LIGHT TRANSMITTANCE

Normal glass view



Godrej BKC glass' view



Mitigates harsh direct sunlight



Reduces dependency on artificial lighting

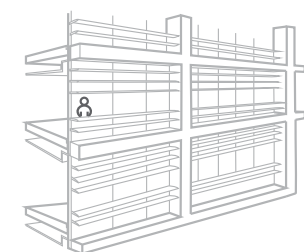


Healthy, **naturally lit** work environment



Substantive annual energy savings

FAÇADE : FRONT VIEW



SERVICE FEATURES

From weather-protected vehicle drop-off and valet, to three banks of destination-controlled elevators, Godrej BKC has been designed to make things faster, simpler, 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' power needs.



3 levels of parking space



100% power back-up system



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



Destination-controlled elevators





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 and open interior common areas 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.

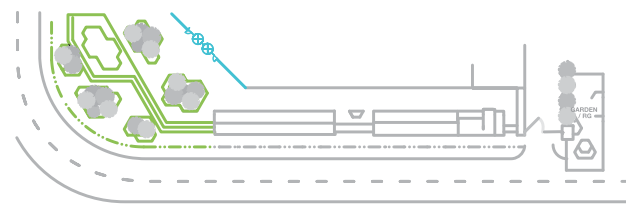
At Godrej BKC, our endeavour is to create workspaces that fuel ideas for success while being environmentally conscious. In order to lower our carbon footprint, we have incorporated eco-friendly commercial designs that guarantee long-term energy savings for our esteemed occupants as well as a brighter future for Mumbai.

PUBLIC PLAZA

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.

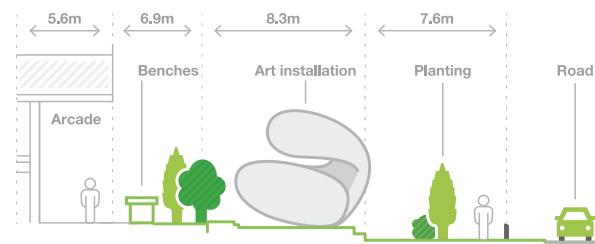
PUBLIC PLAZA : LAYOUT



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

Entrance

PUBLIC PLAZA : CROSS SECTION





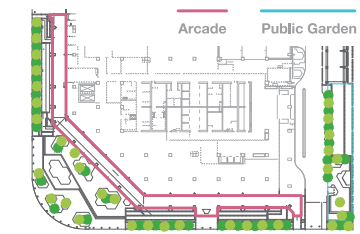
3 | INSPIRATIONAL WORKSPACE

OPEN SPACES

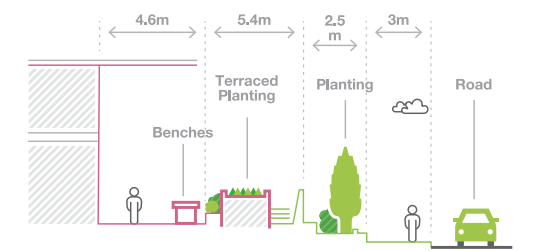
Though Mumbai is often at its most beautiful during monsoon, it is difficult to enjoy those lush, cool months in the open air. Arcaded passageways flank Godrej BKC's southern and western facades,


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



3 | INSPIRATIONAL WORKSPACE

LANDSCAPED TERRACES

Godrej BKC brings nature into the building and high overhead. The landscaped terraces are calm, private reprieves 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.



Plantations across the terrace for a composed view



Seating area for a breather from work



3 | 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.

GODREJ BKC

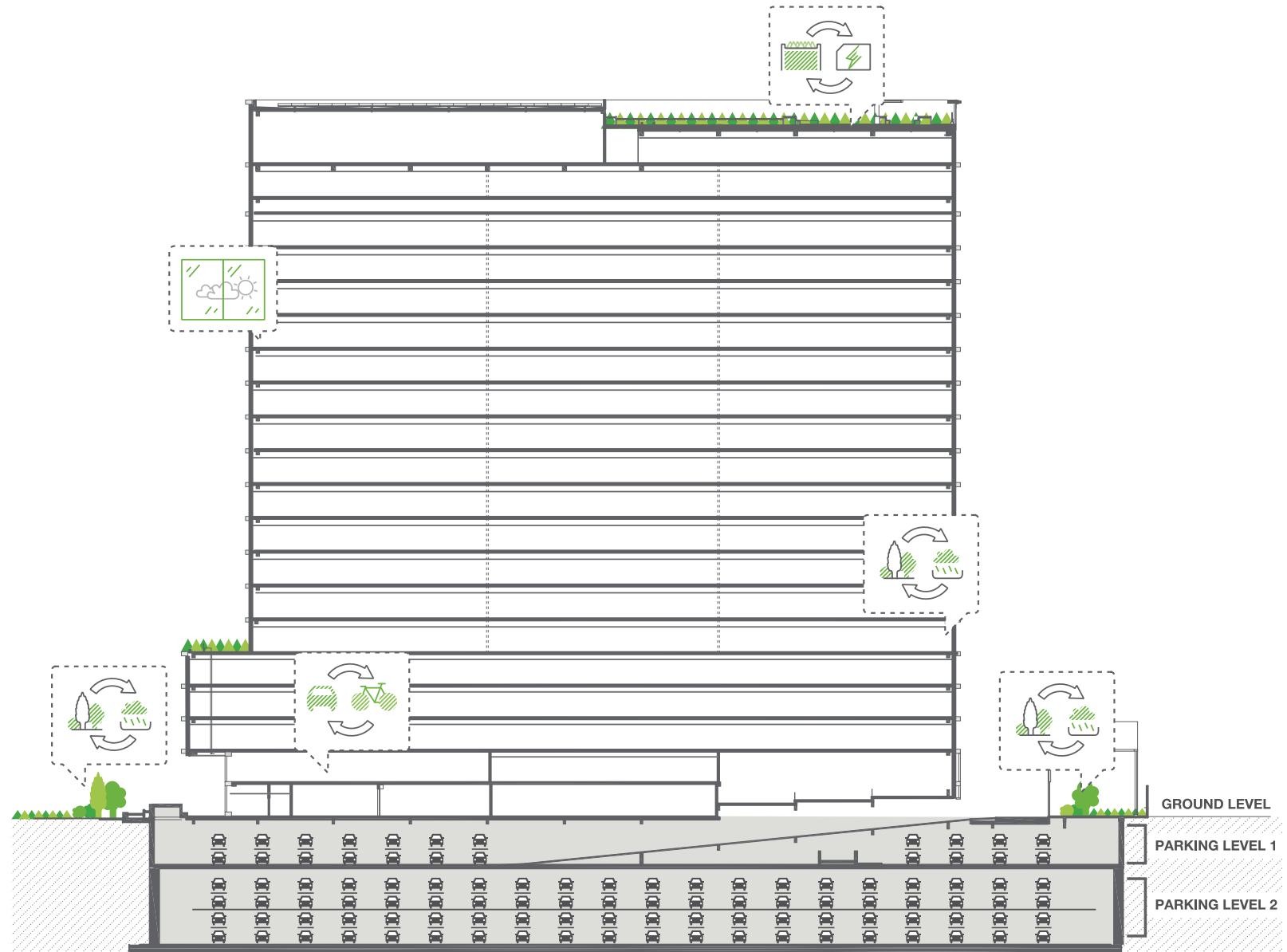
SUSTAINABILITY

LEED® PLATINUM PRE-CERTIFICATION

Godrej BKC is pre-certified Platinum by the Indian Green Building Council under the LEED India Core and Shell rating system, globally recognized as the highest rating of sustainable design.

Leadership in Energy and Environmental Design (LEED®) is an internationally recognized green building certification system, providing third-party verification that a building is designed and built using

strategies intended to improve performance in metrics such as energy savings, water efficiency, carbon dioxide-emission reduction, improved indoor environmental quality, stewardship of resources and sensitivity to its impact. Aside from the benefits to the broader environment, Godrej BKC offers its occupants a healthy work environment and lowers utility expenses.



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



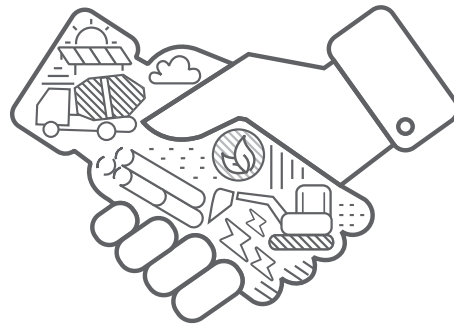
WATER EFFICIENCY

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



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.

JET AIRWAYS

Experience luxury at a different altitude altogether!

One of India's most respected airlines, Jet Airways has joined hands with Godrej Properties in a joint venture to develop Godrej BKC. This structure for the future will serve as the new global headquarters of Jet Airways, keeping pace with the airline's ambitious plans.

Jet Airways believes that nothing should stand between travellers and their dream destination. Jet connects travellers to over 75 destinations – each connected every 5 minutes. The airline takes pride in providing world-class service coupled with warm Indian hospitality, offering features such as private suites, night sky mood lighting systems and private wardrobes in First Class and 180° lie-flat beds and laptop sockets in Première so you can arrive in style no matter where your travels take you.

So you can always expect a high standard of service from Jet, both on ground as well as in the air.



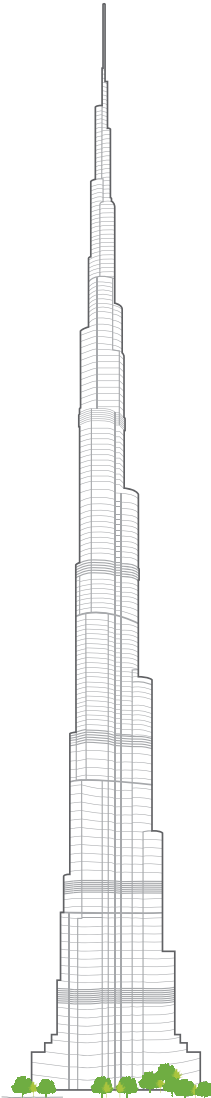
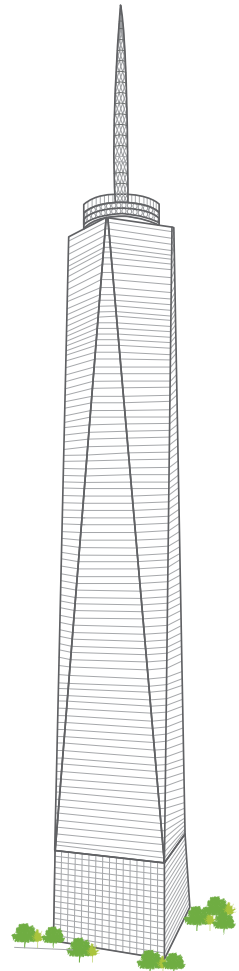
SKIDMORE, OWINGS AND MERRILL

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 Freedom Tower, New York, 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.

Burj Khalifa, Dubai

Freedom Tower, New York



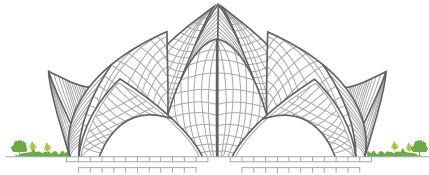
LARSEN & TOUBRO

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 credit.

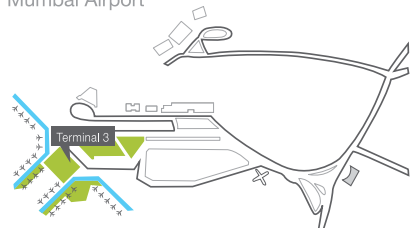
L&T projects range from infrastructure and township projects to office towers and elegant landmarks like Delhi's Lotus Temple.

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
Mumbai Airport



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 of excellence and innovation with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across 8 million square meters in 12 cities across India.

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 50 awards and recognitions, including “Developer of the Year” award at the Indian Realty Awards 2013 and Platinum award for excellence at the Construction World Architect and Builder (CWAB) Awards 2012.

- 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



GODREJ GLENELG, MUMBAI



GODREJ ONE, MUMBAI



PLANET GODREJ, MUMBAI



GODREJ PLATINUM, BENGALURU



GODREJ GOLD COUNTY, BENGALURU

OTHER GODREJ PROPERTIES PROJECTS

RESIDENTIAL PROJECTS

- GODREJ GARDEN CITY, AHMEDABAD
- GODREJ CREST, BENGALURU
- GODREJ E-CITY, BENGALURU
- GODREJ GOLD COUNTY, BENGALURU
- GODREJ PLATINUM, BENGALURU
- GODREJ WOODSMAN ESTATE, BENGALURU
- GODREJ PALM GROVE, CHENNAI
- GODREJ FRONTIER, GURGAON
- GODREJ SUMMIT, GURGAON
- GODREJ PRAKRITI, KOLKATA
- GODREJ PLATINUM, 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 SHERWOOD, PUNE
- GODREJ HORIZON, PUNE

COMMERCIAL PROJECTS

- GODREJ ETERNIA, CHANDIGARH
- GODREJ WATERSIDE, KOLKATA
- GODREJ GENESIS, KOLKATA
- GODREJ ONE, MUMBAI
- GODREJ COLISEUM, MUMBAI
- GODREJ MILLENNIUM, PUNE
- GODREJ CASTLEMAINE, PUNE
- GODREJ ETERNIA, PUNE

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