

SRISHTI

SINCE 1985

PRESENTING

LAUNCH CODE

BLOCKBUSTER

LIVING

REDEFINING MIRA ROAD. AGAIN.



A PROJECT BY



N. L. Dalmia
Group

Sales Office Address: Sector 1A, Opposite Bhaktivedanta Hospital,
Penkarpada, Mira Road East, Thane, 401107.

PREFERRED CHANNEL PARTNER

Launch Code Blockbuster Living is registered with MAHARERA Regn. No. P51700029367 (Sector 2A Tower A),
P51700028685 (Sector 2A - Tower B), P51700029365 (Sector 2A - Tower G), P51700028686 (Sector 2A - Tower H).

For details, please refer: <https://maharera.mahaonline.gov.in>

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LEEG

ACY



REDEFINING QUALITY & TRUST ACROSS SECTORS

We found a place to be treasured for decades to come, right by the rare, beautiful land of mangroves. Srishti was created in the early 1980s as a joint venture between the pioneers of real estate & education sectors. Kalpataru Ltd., Dynamix Group brought to the table their expertise in delivering quality homes for over 100 years between them & N.L. Dalmia Group established award-winning schools & colleges, for the last 40 years.



KALPATARU GROUP

Kalpataru Group encompasses sectors like power (KPTL), engineering (JMC), real estate (Kalpataru Ltd.), property management (PSIPL) & is one of India's largest conglomerates with a turnover of Rs. 12,000 Cr.



Over 105 Landmark projects have been ideated on & built across 9 cities by Kalpataru Ltd.



More than 18,628 happy families already a part of the Kalpataru family.



Kalpataru Ltd. has won over 100 national & international awards & accolades.



DYNAMIX GROUP

Dynamix group has brought together 30,000 beautiful homes & delighted families.



They have also been involved in constructing around 5 Commercial spaces in Mumbai.



They have successfully delivered 30 Million sq.ft. across Mumbai & Thane.



A 145 Acre gated property which included the Grand Hyatt has been delivered in Goa.



N.L. DALMIA GROUP

In 2014, N.L. Dalmia Group received an acknowledgement for its contribution to society from The President of India.



N. L. Dalmia High School has won "International School Award" from the British Council (2014- 2020) as well as Times Education Icon Award (2017, 2018, 2019 & 2020).



N. L. Dalmia Institute of Management Studies & Research has been awarded "Best Education Brand 2019", Economic Times.

S R I S H T I

HAS BEEN INNOVATING & PIONEERING SINCE 1985.

A LANDMARK REDEFINING MIRA ROAD

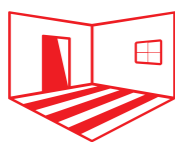
In addition to the brand value & expertise that the partners are bringing in, Srishti itself has its own legacy & has achieved a Landmark status in the Mira Road landscape. One can almost say that the development that Mira Road has seen through the ages has majorly been because of the stimuli Srishti has provided.



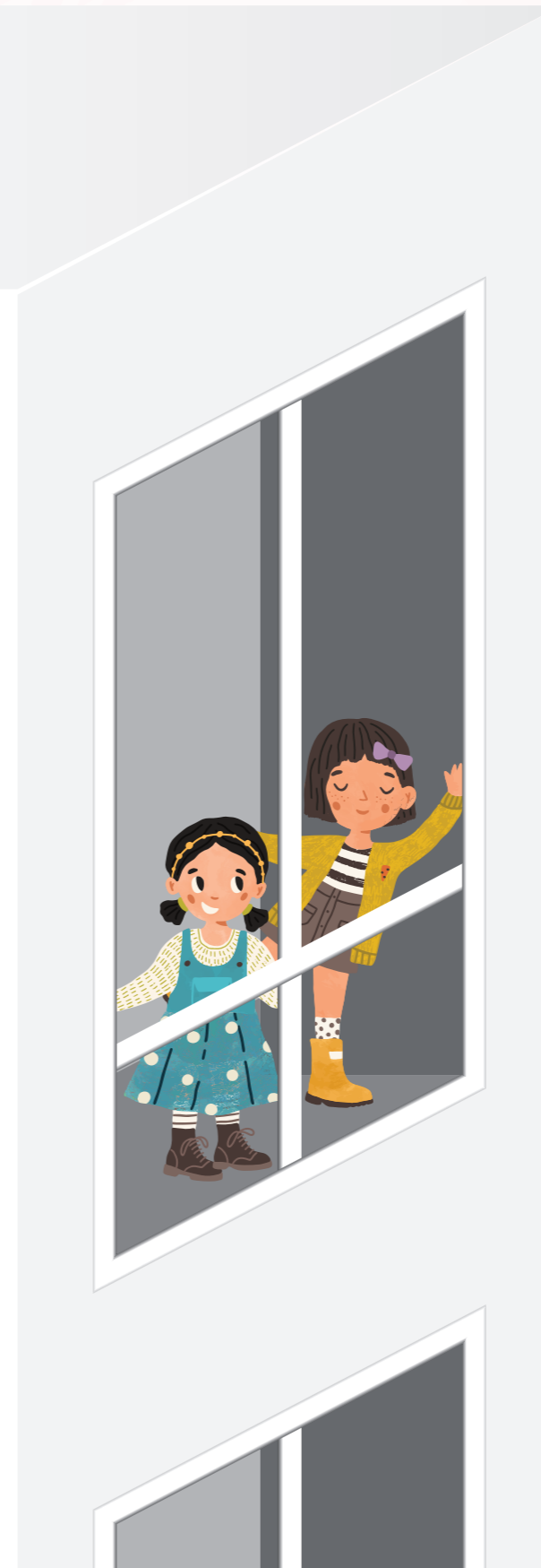
Be it the fact that it was the **First Ever Township** of Mira Road in 1985 planned across a whopping 100+ acre area.



Giving residents the joy of having wide, encroachment-free roads by introducing the idea of **Hawker-free Zones** in Srishti.



Introducing the concept of a **0.5 room** in a house so as to give some private space in a big family set up.



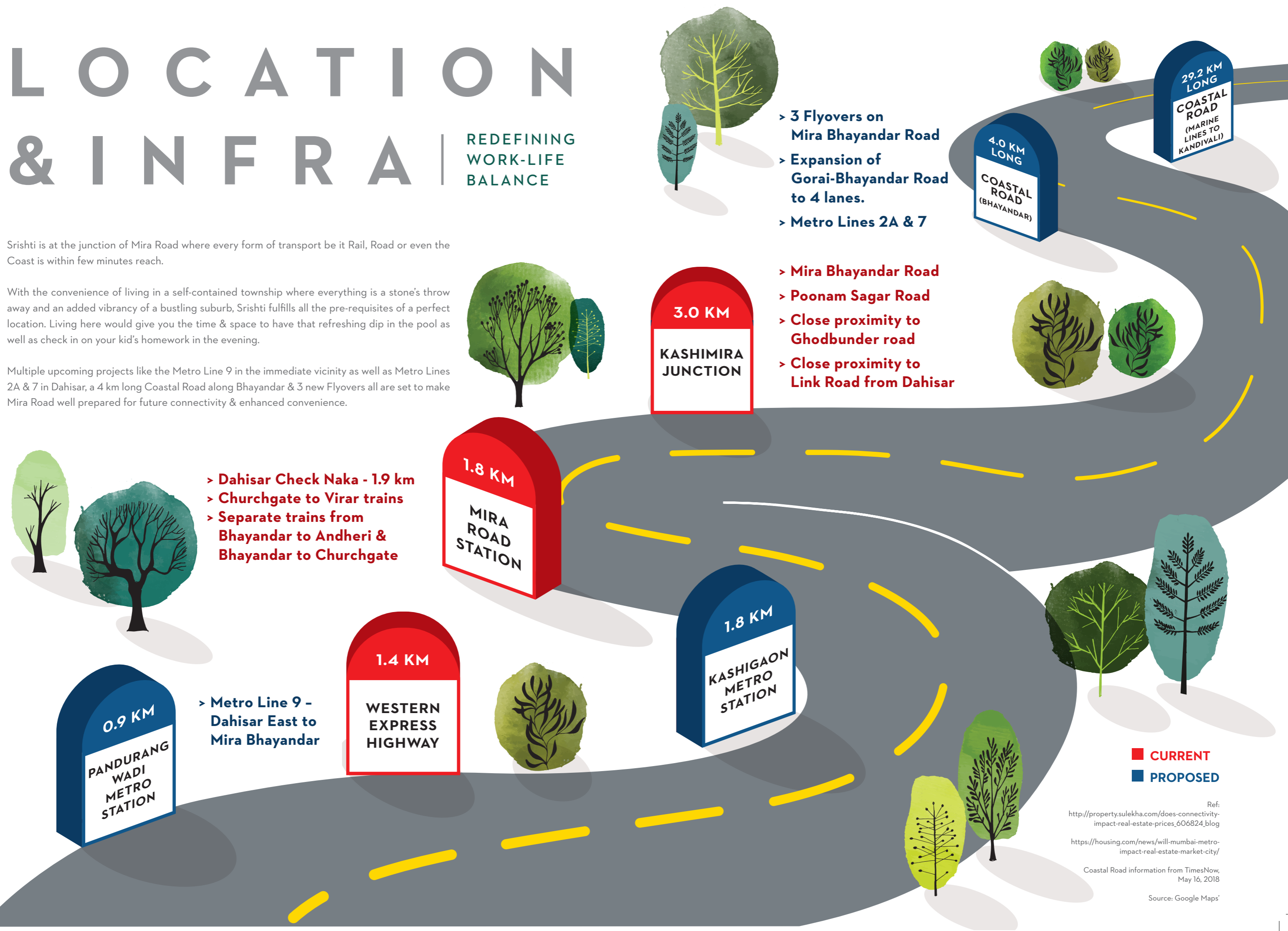
LOCATION & INFRA

REDEFINING WORK-LIFE BALANCE

Srishti is at the junction of Mira Road where every form of transport be it Rail, Road or even the Coast is within few minutes reach.

With the convenience of living in a self-contained township where everything is a stone's throw away and an added vibrancy of a bustling suburb, Srishti fulfills all the pre-requisites of a perfect location. Living here would give you the time & space to have that refreshing dip in the pool as well as check in on your kid's homework in the evening.

Multiple upcoming projects like the Metro Line 9 in the immediate vicinity as well as Metro Lines 2A & 7 in Dahisar, a 4 km long Coastal Road along Bhayandar & 3 new Flyovers all are set to make Mira Road well prepared for future connectivity & enhanced convenience.



- > 3 Flyovers on Mira Bhayandar Road
- > Expansion of Gorai-Bhayandar Road to 4 lanes.
- > Metro Lines 2A & 7

- > Mira Bhayandar Road
- > Poonam Sagar Road
- > Close proximity to Ghodbunder road
- > Close proximity to Link Road from Dahisar

- > Dahisar Check Naka - 1.9 km
- > Churchgate to Virar trains
- > Separate trains from Bhayandar to Andheri & Bhayandar to Churchgate

- > Metro Line 9 - Dahisar East to Mira Bhayandar

■ CURRENT
■ PROPOSED

Ref: http://property.sulekha.com/does-connectivity-impact-real-estate-prices_606824_blog

<https://housing.com/news/will-mumbai-metro-impact-real-estate-market-city/>

Coastal Road information from TimesNow, May 16, 2018

Source: Google Maps'

COMMUNITY & SOCIAL INFRASTRUCTURE

REDEFINING LIFE

There is an existing community of thousands of happy families that come together to celebrate every festival, every celebratory moment together. Srishti is the place where the people & the environment are such that every resident is left with a great sense of fulfilment. Here are couple of our existing Srishti residents just sharing something straight from their heart.

"Srishti has spacious flats & a great living environment. Each sector has a playground with multiple sports activities & events held around the year. Medical emergency? 24/7 medical stores & Bhaktivedanta hospital are just a walk away. Want to grab a quick bite? Varied fast-food shops & good cafes are just around the corner. At Srishti, all the occasions & festivals are celebrated with much fanfare!"

- Pavan Panchal

"The best thing about Srishti is its people and the environment; it's a stimulating one promoting growth and development within the residents!"

- Aditya Nambiar



"Every room is big & airy throughout the day. The layout of the flat be it the provision of two washrooms or the utility area makes it super-efficient for bigger families. There is ample space between buildings making Srishti non-intrusive. For nature lovers, there is at least one garden area around every building & for the sporty kind there is a ground with a gym area and multiple playing courts. Last but not the least the joy of living here is its people & ever-stimulating environment."

- Ritika Das



ISKCON TEMPLE 0.4 km

SCHOOLS / COLLEGES

N L Dalmia School 0.2 km
 N L Dalmia Management College 0.2 km
 Royal College 0.2 km
 The Don Bosco High School 1.6 km
 Singapore International School 2.6 km
 GCC International School 2.8 km
 Podar International School 2.8 km
 RBK Global School 5.2 km

GCC Hotel & Club

2.1 km

Vardhman Fantasy Park

2.5 km

Sanjay Gandhi National Park

5.7 km

Uttan Beach

13.7 km

Gorai Beach

17.5 km

HOSPITALS

Bhaktivedanta Hospital & Research Institute 0.09 km
 Global Hospital 2.0 km
 Wockhardt Hospital 2.4 km

SHOPPING

Thakur Mall 1.8 km
 D'Mart 2.0 km
 Brand Factory 2.9 km
 Star Bazaar 2.9 km
 Maxus Mall 5.3 km

BANKS

Punjab National Bank 0.4 km
 ICICI Bank 0.6 km
 HDFC Bank ATM 0.8 km
 Syndicate Bank 0.9 km
 Vijaya Bank 1.1 km
 Axis Bank 1.2 km
 Allahabad Bank 1.2 km
 Dena Bank 1.2 km

COMMERCIAL HUB | REDEFINING GROWTH

The Mira -Bhayandar area has seen such a transformation, from being a zone of small scale industries to a prominent residential neighborhood & a manufacturing sector hub. Mira Road is house to manufacturing companies like Indofab Industries, Bombay Bottles Manufacturing Industries as well as has many IT companies in its vicinity.

With the proposed Metro Lines 2A & adjoining line 2B as well as Lines 7 & 9 accessibility to commercial hubs of Andheri & further will be easier & faster.



WITHIN A RANGE OF 30 MIN

Tata Consultancy Services (Borivali E)
 JP Morgan Chase (Malad W)
 Accenture (Malad E)
 Deloitte (Goregaon W)

SECONDARY BUSINESS DISTRICTS (SBDs)

Mindspace, Malad (W) - 14 km
 MIDC, Andheri (E) - 20 km
 Powai - 22 km



TOWNSHIP OF OPPORTUNITIES

REDEFINING BENEFITS

Launchcode Blockbuster Living, a gated community is a part of the Srishti township set up. In lieu of recent changes in the way the world works we are seeing consumer consumption pattern changing, we are seeing a growing demand of an ecosystem that provides school, essential services, offices all in close proximity so residents can 'Walk from Home' to each one of them.

Thus, in today's day it is not just about the location, it is also about holistic lifestyle experiences. This marked preference will ensure that the value of township set ups & gated communities appreciates faster.

PREMIUM COMMERCIAL & RESIDENTIAL HUB

Powai, which was once just a hilly zone almost 25 years ago has now been transformed into a premium commercial & residential hub only because of the township that was built at its centre. Which has led the property rates to also balloon up to a whopping Rs. 40,000 per sq.ft.*

BETTER RETURNS

Integrated townships offer better investment return when compared to putting money in standalone buildings. In terms of rental income as well, integrated townships score better. #

EASE OF SELLING

Property, as an asset class, is a time consuming task to sell, especially when it's an independent property. Apartments in integrated townships score over independent properties when it comes to ease of selling them.#

EY ANALYSIS

Ernst & Young Analysis states that the disruption caused by COVID-19 will push demand for gated communities with self-sustainable ecosystem.

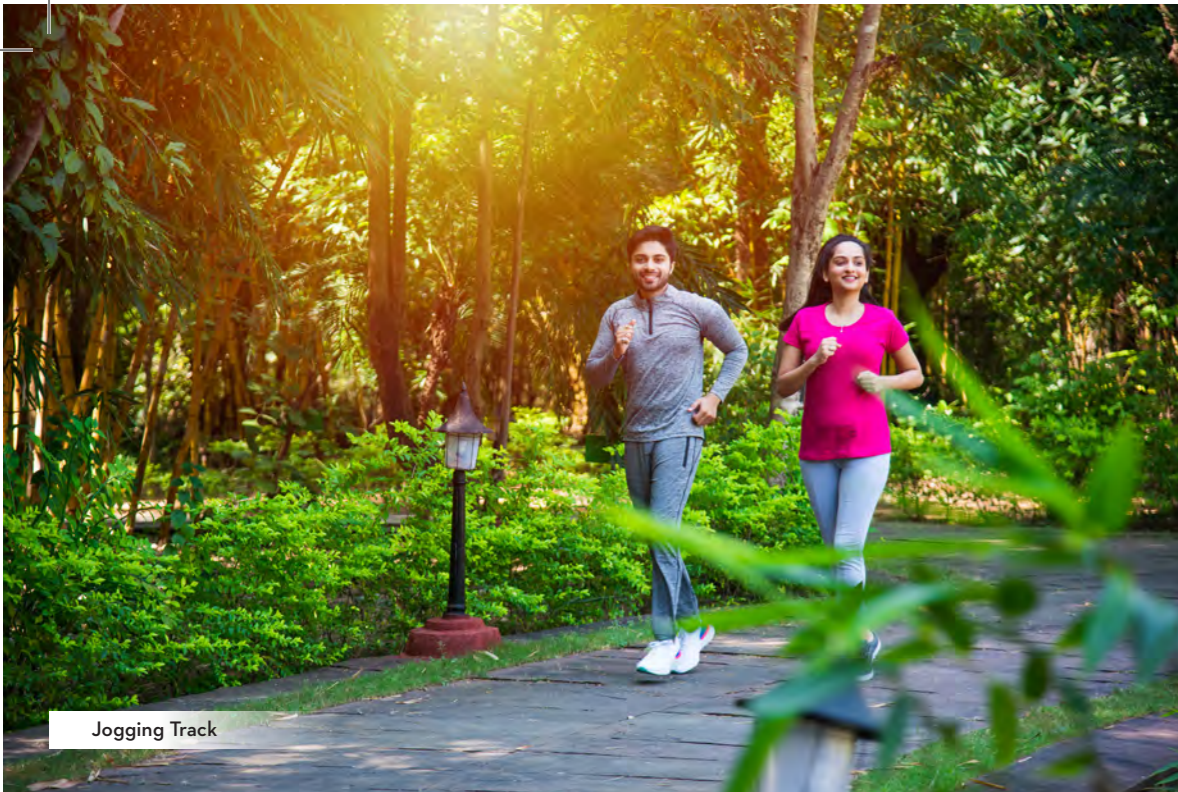


LEGEND

	HOSPITAL		BANK
	CINEMA		AMUSEMENT PARK
	SCHOOL/ COLLEGE		METRO STATION
	GROCERY SHOPPING		PROPOSED FLYOVER
	LIFESTYLE SHOPPING		METRO LINE

Artist's Impression | Source: Google Maps





Jogging Track



Skate Park



Multipurpose Sports Court

AMENITIES GALORE

REDEFINING LUXURIES

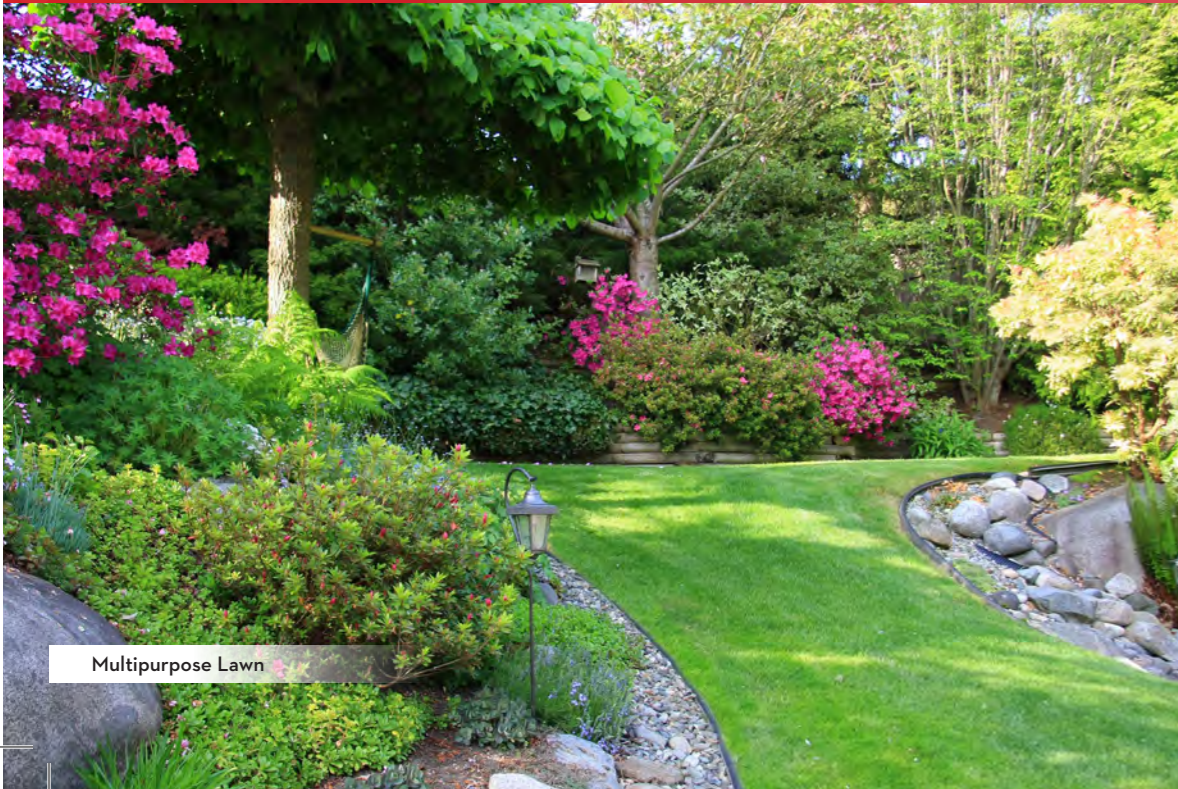
We have planned every little detail for each member of your family, from having an amped up start at the gymnasium in the morning to cycling tracks for your kids to have fun on, from a rejuvenating swim in inviting pool to detoxing in the steam room, from a serene senior citizen's corner to a well-cared for crèche. All the amenities have been thoughtfully chosen just for you and your family.



Lawn with Stepped Seating



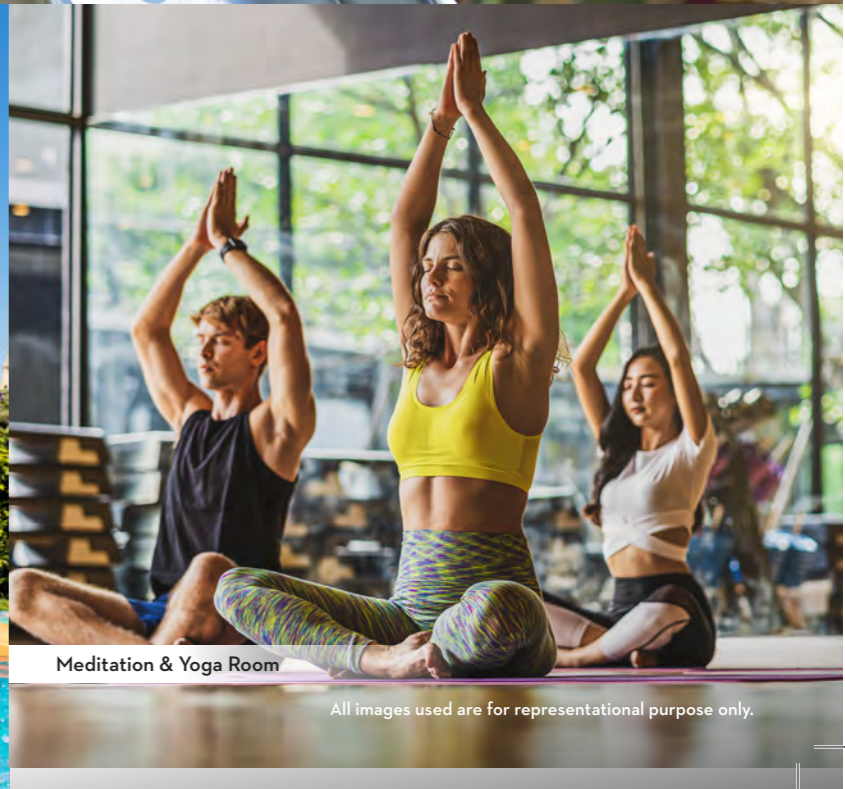
Kids' Play Area



Multipurpose Lawn



Swimming Pool

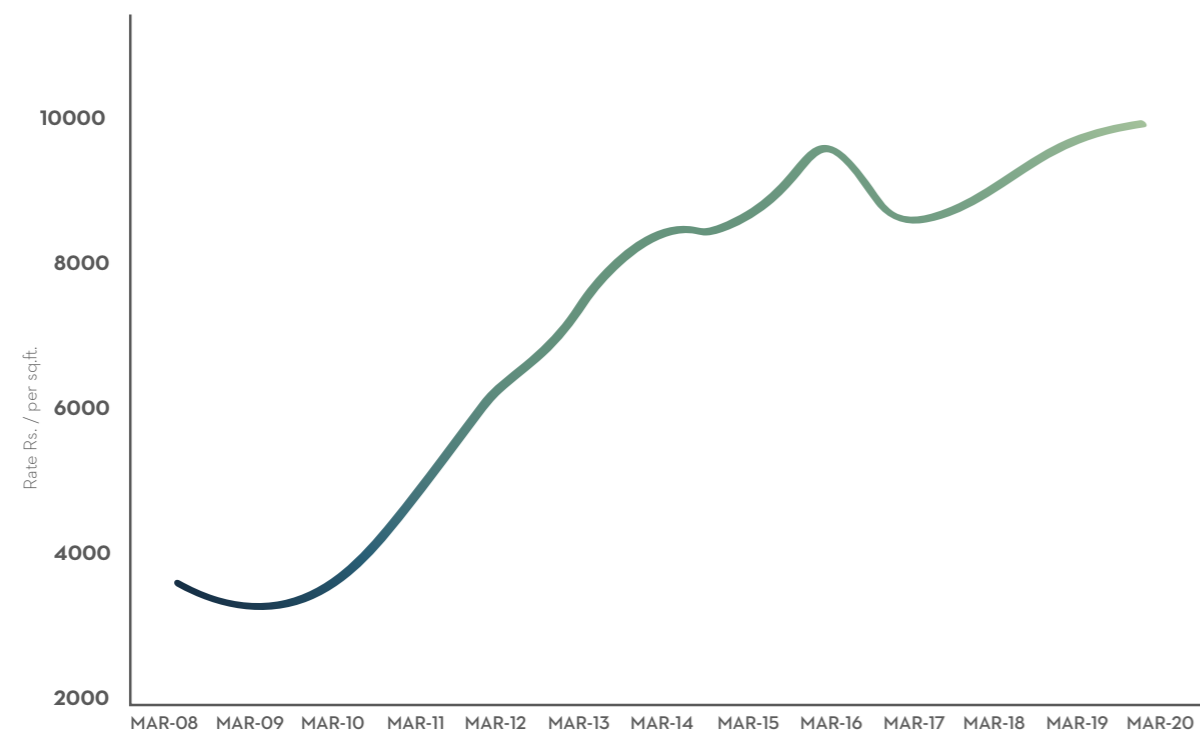


Meditation & Yoga Room

All images used are for representational purpose only.

MIRA ROAD LANDSCAPE OVER THE YEARS

REDEFINING PROFITS | Over the years the Mira Road real estate market has grown multifold.



Source: Magicbricks



NO COMPROMISE SPACES | REDEFINING INTELLIGENT DESIGN

The homes that were built decades ago in other phases of Srishti have stood the test of time and have impressed the residents with their quality & timelessness. Even today we are staying true to our legacy of quality & delivery. So much so that each home is crafted with much precision. Every nook, corner and column will bear a testament to the attention put in its creation. Designed to let in natural light and air, your home will always feel bright and well ventilated. Everything is efficiently planned with minimum wastage of space in passage. Your home, will be the perfect backdrop for creating cherishable memories.



Minimum Waste of Space in Passage (<5% of total area)



Minimum 2 naturally ventilated Toilets in every home



Nooks especially dedicated to wardrobes



Electrical point provision for AirCon in Living/Dining & bedrooms



Vitrified tiled flooring in the living/dining & bedrooms



All doors with laminate finish



Full length windows in living room & master bedroom



Video Door Phone (VDP) with inbuilt intercom facility at apartment entrance



Utility area provided in every apartment.



SPECIFICATIONS

REDEFINING
LIFESTYLE

PROJECT HIGHLIGHTS

- Well-designed, double height, air-conditioned lobbies
- Elegantly designed Eco-deck with modern facilities
- Large landscaped garden on Eco-deck Level
- Vehicle free eco deck level

COMPLEX AND BUILDING AMENITIES

- Separate drop-off for each tower
- DG back up for elevator and designated common areas
- Elevators including auto rescue device (ARD)
- Rain water harvesting
- STP (Sewage treatment plant)
- Solar Photo-Voltaic System
- Piped gas connection
- Energy Efficient LED lighting in designated common areas & garden
- Vehicle Access control system with boom barrier for the parking area

LEISURE AMENITIES

- Clubhouse
- Swimming Pool
- Kids' Pool
- Pool deck with Lounge seating
- Gymnasiums
- Indoor Games Room
- Indoor Lounges
- Multipurpose Court
- Indoor spaces for Multi-functional activities
- Study Room
- Co-working Lounges
- Crèche
- Music Room
- Multi-functional lawn with Stepped seating
- Landscaped Garden
- Outdoor Yoga & Exercise areas
- Outdoor Kids' & Toddlers' play areas
- Multipurpose Sports Court
- Skating Park
- Kids' Climbing Wall
- Outdoor Seating Plaza
- Jogging/Walking Track

SAFETY AND SECURITY

- Multi-tier security and firefighting systems
- Public address system
- Intercom facility integrated with Video Door Phone
- D.G Power back up for select common areas
- Sprinkler system & mechanical ventilation in the basement
- CCTV surveillance in designated common areas

APARTMENT AMENITIES

- Vitrified tiled flooring in the living, dining & bedrooms
- Internal Doors with laminate finish
- Aluminum Sliding Windows
- Main door with laminate finish
- Video Door Phone with inbuilt Intercom facility at the apartment entrance
- Electric point provision for A.C in living/dining & bedrooms

KITCHEN AMENITIES

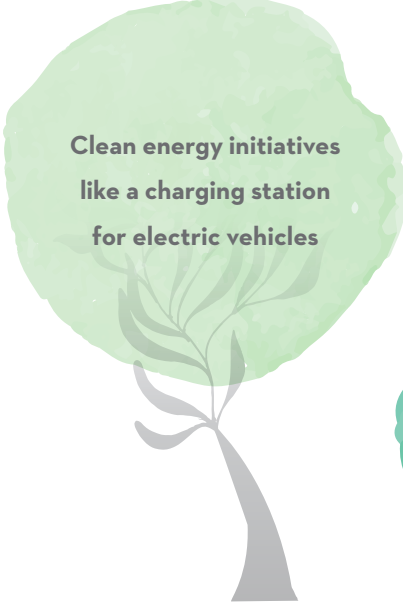
- Vitrified tiled flooring
- Granite platform with stainless steel sink
- Tiled dado above the platform
- Kitchen equipped with PNG cum heat detector
- Provision for Water purifier
- Utility Area provided in every home.

BATHROOM AMENITIES

- Tiled flooring with dado up to door height
- Premium sanitary and CP fittings
- Hot & Cold water mixer in the shower area
- Storage water heater in all bathrooms
- Exhaust fan

SUSTAINABLE & WATER-EFFICIENT FEATURES | REDEFINING CONSCIOUSNESS


This planet & the resources on it are what we've borrowed from our future generations. It is our duty to ensure that we return it to them in working order with all its benefits intact. The only way to do that is to act responsibly in every aspect possible - be it water, energy, or nature. Hence, at Launchcode Blockbuster Living we will follow eco-friendly practices including;



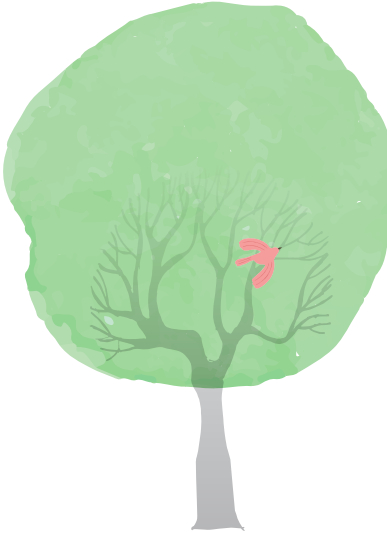
Clean energy initiatives like a charging station for electric vehicles

Water preservation techniques like;

- Water-efficient plumbing fixtures
- Rainwater Harvesting Pits
- Reusing water from the Sewage treatment plant
- Aerators to control water pressure & thus regulate water flow
- Use of native species of plants



Waste-recycling technology like Organic waste treatment provision & use of local materials for construction and low VOC materials, paints, and adhesives have been incorporated to create a healthy, sustainable lifestyle.



In addition, we have also incorporated Differently abled friendly design in various aspects like dedicated parking, easy lobby access, restroom provision, wheelchair and stretcher board provision, Braille and audio assistance in lifts, stretcher lift, pathways with adequate width, etc.




CHANNEL PARTNER



vishal kamble

Rainbow properties

 **8108108214**

Call