



MahaRERA No.
P51900003324



MahaRERA No.
P51900018039



MahaRERA No.
P51900020330



MahaRERA No.
P51900051735

<https://maharera.mahareraonline.gov.in>

THE WORLD



OF ARANYA



1. *PIRAMAL ARANYA* → 8
2. *THE LOCATION* → 16
3. *THE VIEWS* → 30
4. *THE LIFESTYLE* → 38
5. *THE AMENITIES* → 46
6. *THE ARCHITECTURE* → 62
7. *THE APARTMENTS* → 70
8. *THE GLOBAL PARTNERS* → 86
9. *THE DEVELOPER* → 90
10. *CONNECT WITH US* → 94

1

THE WORLD OF KATHA

PROGRAM
ARABIAN

THE WORLD OF KATHA



Discover the best of both worlds in one of the world's most culturally vibrant cities and the beating heart of India - Mumbai. Ideally situated on the West Coast and home to the elites, this eclectic city brims with history, pedigree, and outstanding amenities.

A



GATEWAY



TO

Piramal Aranya offers an exceptional ensemble of beautifully appointed 2, 3, 4 & 5 bedroom apartments just moments away from the urban conveniences and indulgences.

PARADISE.

The three stunning contemporary silhouettes of Aryan, Arav, Ahan I & II make a statement on their own and endeavour a balanced and dynamic lifestyle brimming with wellbeing, culture and community.



ARTIFICIAL IMPRESSION

THE IMAGE REFLECTS ONLY THE LAUNCHED TOWER



PIRAMAL ARANYA OFFERS
*AN ADDRESS THAT MARRIES
HOLISTIC WELLNESS WITH
SCENIC GREEN-BLUE
SURROUNDINGS.*

By seamlessly integrating indoors and outdoors while keeping well-being in mind, these high-quality interior finishes with ambient lighting evoke a sense of calm and testify to fine craftsmanship and meticulous attention to detail.

2

THE WORLD OF NEWY
THE
LOCATION

AVENUE HANSHANEE

A BELIEF AS MUCH AS A *PLACE.*



Byculla has a vibe like no other. Renowned for its rich heritage and urban culture, this precinct echoes the historical warmth of South Mumbai.



ACTUAL BRICK

THE WORLD OF ARANYA MUSEUM

*JUST ADJACENT TO RANI BAUG AND FLANKED BY
THE FINEST 60-ACRE BOTANICAL GARDENS...*

...you can breathe in the refreshing scent that glides from the paradise-green landscapes and beautiful foliage of the historical garden. The vicinity oozes a style and charm that serves as a lullaby to one's soul, providing a welcoming sense of sophistication and exclusivity.



ACBIM PHOTO

CONNECTIVITY

A PRIVILEGED ADDRESS. A CONNECTED CITY.

South Mumbai is orienting towards the well-being of its residents. With ample gardens, verdant lands, and cultural activities, the vicinity offers an enchanted escape with exquisitely serene spaces at every turn. The rapid cultural and urban development and 7km of waterfront promenade allow for sea tourism, enhancing the neighbourhood's appeal and prolonging its residents' longevity.



NEIGHBOURHOOD

BUSINESS DISTRICTS

01.	Lower Parel Business District	4.3 km
02.	Nariman Point	2.6 km
03.	Bandra Kurla Complex (BKC)	14.9 km
04.	Ballard Estate	5.7 km

SCHOOLS

05.	Dhirubhai Ambani Intl. School, BMC	12.6 km
06.	The Cathedral & John Connon School	6.2 km
07.	The J.B. Petit High School for Girls	1.4 km
08.	Bombay Scottish School	6.0 km

COLLEGES

09.	St. Xavier's College	5.9 km
10.	H.R. College of Commerce & Economics	7.8 km
11.	Jai Hind College	7.8 km
12.	Sophia College for Women	5.2 km

HOTELS

13.	The St. Regis	3.9 km
14.	Four Seasons Hotel	3.8 km
15.	ITC Grand Central	2.6 km
16.	The Taj Mahal Palace & Tower	7.4 km

SPORTS CLUBS

17.	The Willingdon Sports Club	4.0 km
18.	Royal Western India Turf Club	2.8 km
19.	National Sports Club of India	4.2 km
20.	Bombay Gymkhana	6.3 km

ENTERTAINMENT

21.	Wankhede Stadium	7.0 km
22.	Mahalaxmi Racecourse	3.7 km
23.	High Street Phoenix Mall	4.1 km
24.	Palladium Mall	6.3 km

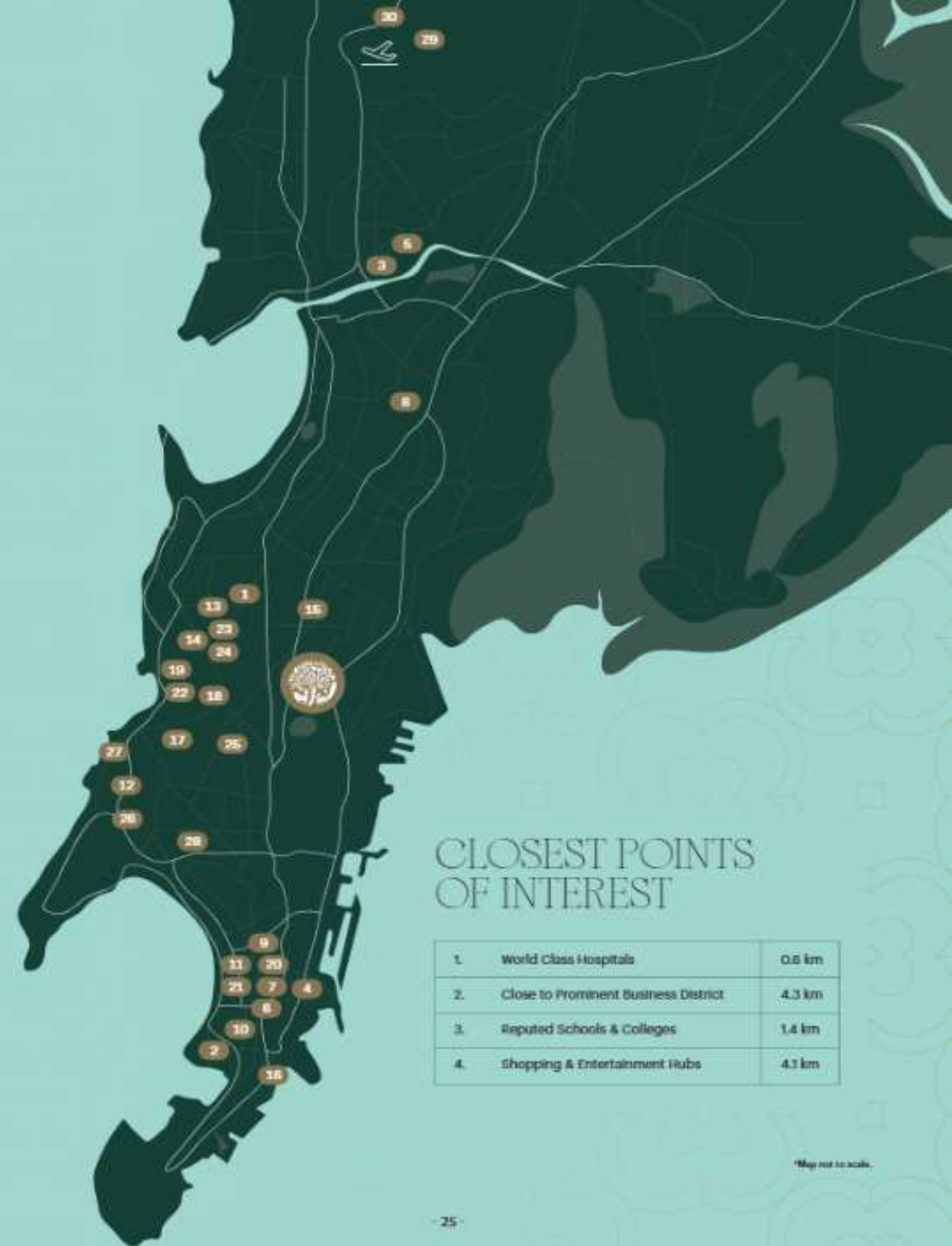
HOSPITALS

25.	Wockhardt Hospital	3.1 km
26.	Jaslok Hospital	0.6 km
27.	Breach Candy Hospital Trust	4.6 km
28.	Sir H.N. Reliance Foundation Hospital	4.8 km

AIRPORTS

29.	Mumbai Domestic Airport	17.0 km
30.	Mumbai International Airport	17.3 km

Source: Google Maps



CLOSEST POINTS OF INTEREST

1.	World Class Hospitals	0.6 km
2.	Close to Prominent Business District	4.3 km
3.	Reputed Schools & Colleges	1.4 km
4.	Shopping & Entertainment Hubs	4.1 km

*Map not to scale.

THE PRIDE OF PLACE.



The unprecedented wave of developmental activity in South Mumbai signifies increased infrastructure spending. The city is shaping and transforming into a progressive and connected cultural hub.



*Infrastructure projects are subject to government policy & timelines prescribed by the government. Please check government policy in this regard.
Source : Draft report by Mumbai Port Trust. Map not to scale.

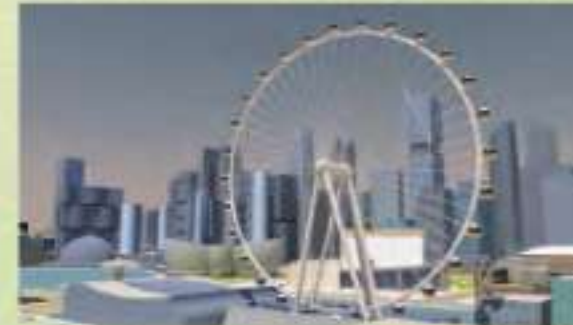
Upcoming infrastructure projects in Mumbai, including Marine Drive 2.0 and new commercial hubs, promise enhanced connectivity with east harbour. Piramal Aranya, centrally located in South Mumbai's Byculla, stands to benefit from the Atal Bihari Vajpayee Sewri - Nhava Sheva Atal Setu, linking Mumbai and Navi Mumbai.



*Mumbai Trans Harbour Link
(Sewri to Nhava Sheva)



*Ropeway
(Sewri to Elephanta caves)



*Mumbai Eye
(Mazgaon Dock)



*Water Taxi (Bhaucha Dhakka to
Belapur, Dharamtar, Rewas & JNPT)



*International Cruise Terminal (ICT)
(Ballard Pier)



*Mumbai Metro 11
(Wadala to CSMT)

CULTURE AND WELLNESS

You can revel in the themed piers, luxuriant yoga and meditation retreats and art and cultural activities in the neighbourhood. As a result, South Mumbai offers a profound sense of mindfulness unlike any other place.

Environmental Footprint and Wellness:*

62%

Of the land
are Gardens
and streets

75%

Of the land is
dedicated to
air activities.

25%

Of the land
has a building
footprint.

Therefore, this Zen-inspired precinct is ideal for soaking up authentic well-being traditions. It allows one to immerse oneself in the quintessential wellness and tranquil landscape.



3

THE WORLD OF ARVY

THE
VIEWS

ARVY THE GREEN

SCINTILLATING VIEWS.

Experience a sense of endlessness and restore your balance from the floor-to-ceiling glass windows that offer expansive and beguiling views. With soul-stirring views, you can enrich your life in the days to come.



NATURE FLOURISHES; YOU FLOURISH.

With clear views of the dappled light through the verdant trees, with fields blanketed in lush grasses and meandering paths, you're immediately captivated by the magical splendour of Rani Baug, a 60-acres botanical garden.



A HAVEN OF PICTURESQUE VISTAS.

The crooning of the songbirds and the murmuring of the winds serve as a quavering orchestra and music to one's ears. The blend of the saline air with the earthy scent is undoubtedly soul-swelling. The scenic vistas of the Eastern Harbour are indeed a marvellous sight to behold.

And the best part is, it doesn't stop there. The enchanting views of South Mumbai and the wonderful city are just the beginning of an urban new chapter.



4

THE
LIFESTYLE

LAP POOL



ARTISTIC IMPRESSION

AN UNCOMPROMISED LUXURIOUS LIFESTYLE.

Piramal Aranya offers an unrivalled standard of living, setting a new well-being benchmark with well-planned spaces and design. By providing the ultimate in both lifestyle and convenience, you are close to everything the city has to offer.

The vibrancy, convivial spirit, and sense of community in Byculla blended with the urban spaces and distinctive lifestyle in this celebrated development evoke a timeless charm, making it the most sought-after pocket in the city. This eclectic community brims with life, thereby offering a...

PRIVILEGED LIFESTYLE.



ARTISTIC IMPRESSION



STOCK PHOTO



5

THE
AMENITIES

REST . RETREAT . RESTORE.

Surrender in complete relaxation and experience the best of both worlds with Piramal Aranya's unparalleled amenities. Designed to revitalise your body and rejuvenate the soul, these tailor-made facilities offer bespoke wellness and are ideally suited for your lifestyle and well-being.



*OVER 40 AMENITIES & FACILITIES
SPREAD ACROSS ~2 LAC SQ. FT. AREA
(~18,580 SQ.MT) AT YOUR DOORSTEP.*

The ~70,000 sq. ft. (~6,503 sq.mt) of outdoor amenities offer bespoke wellness solutions designed to meet the demands of modern life. This beautifully crafted array of facilities would not only enhance your mood but would also lift your spirits and boost your mind, body and soul.

The luxurious Club House and dedicated indoor amenities for respective towers are spread over ~30,000 sq. ft. (~2,787 sq.mt), and they offer a spirit-lifting experience with a fulfilled lifestyle.

EVENTS LAWN



ARTISTIC IMPRESSION

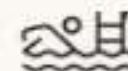
UNPARALLELED AMENITIES.



RECREATIONAL FACILITIES.
GROUND LEVEL



PLAZA



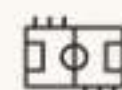
LAP POOL



KIDS POOL



JACUZZI



MULTI-USE
SPORTS COURT



JOGGING TRACK



CRICKET FIELD



GAME COURT



AMPHITHEATRE



KIDS PLAY AREA



YOGA AREA



PICNIC AREA



RECREATIONAL GROUND

IMPECCABLY ZEN.

RECREATIONAL FACILITIES.
PODIUM LEVEL (P10)



LEISURE / FAMILY POOL



WELLNESS THAT AMENITIES WILL AWAKEN YOUR SPIRITS.

CLUBHOUSE FACILITIES



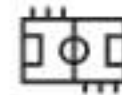
CAFE / LOUNGE



GYMNASIUM



ACTIVITY / YOGA /
MULTIPURPOSE ROOM



MULTIPURPOSE HALL /
BADMINTON COURT



INDOOR GAMES



SQUASH COURT



LIBRARY



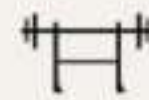
SPA

CLUBHOUSE



TAILORED WELLNESS AMENITIES/ CAREFULLY CURATED FOR YOU.

TOWER EXCLUSIVE AMENITIES*. 



FITNESS CENTRE



OBSERVATION DECK/TERRACE



LIBRARY / READING LOUNGE





THE
ARCHITECTURE
OF
THE
HUMAN MIND



CONTEMPORARY

IDYLIC



The carefully designed architectural marvels of Avyan, Arav and Ahan exude an immediate sense of exclusiveness amid the leafy communal precinct. The facades' striking contours and full height glass windows celebrate craft and indulgence.



AND FLAWLESS.

ARCHITECTURE.



EVERY ELEMENT SIGNIFIES IMPECCABLE QUALITY.

The architecture perfectly complements and blends well with the rich cultural neighbourhood imbued with a strong local identity.





THE WORLD OF NAVY
THE
APARTMENTS

SPACIOUS AND MODERN

A LIFE THAT



From sophisticated interiors to well-crafted orientation, the apartments are bathed in natural sunlight that harmoniously blends with the comforts of modern living.

RISES YOU.



EVERY DETAIL HAS *BEEN METICULOUSLY* CONSIDERED...

...with bright spaces, that brim with elegance. In addition, these residences are equipped with necessary amenities and feature premium finishes and soaring glass windows that maximise space and liveability.



DUAL ASPECT RESIDENCES
WITH CHARACTERISTIC VIEWS*



FLOOR-TO-FLOOR HEIGHT
OF UP TO 3.6 MTRS*



LAVISH MASTER BEDROOMS WITH
L-SHAPED CORNER WINDOWS*



AIR-CONDITIONED
APARTMENTS



DOUBLE GLAZED GLASS ON WINDOWS
FOR BETTER INDOOR TEMPERATURE



MODULAR
KITCHENS*



LAMINATED WOODEN FLOORING
IN MASTER BEDROOM*





THE APARTMENTS

AVYAN

Tower meaning 'perfect'

HOMES REPRESENTING THE EPITOME OF LUXURY.



FIT FOR ROYALTY.

Being the first tower delivered, Avyan sets a superior standard for luxurious living. Designed to delight with alluring interiors and finest quality, these residences perfectly capture the soul of Byculla by inspiring awe and evoking reverence.

- 2, 3 and 4 luxurious bedrooms apartments.
 - Floor-to-floor height of 3.6 meters,
- Master Bedroom with corner windows offering panoramic views.
 - Bedrooms with en-suite bathrooms

ARAV

Tower meaning-
'Peaceful melody, calm noise'

CHARACTER- FILLED HOMES.



QUINTESSENTIAL AND TIMELESS IN DESIGN.

Arav boasts being the tallest tower of Byculla with beautifully crafted residences which epitomise an urban lifestyle. The sumptuous condominiums take advantage of light and space with floor-to-ceiling glass windows. These residences combine elevated luxury with timeless elegance by effortlessly combining grace and artistry. You can gaze at the breathtaking vistas and captivating landscapes from every room.

- 2, 3, 4 & 5 luxurious bedrooms apartments.
- Master Bedroom with corner windows offering panoramic views.
 - The floor-to-floor height is 3.3 meters.
- The master bedrooms with en-suite bathrooms.





THE APARTMENTS

AHAN

Tower meaning- 'Dawn, Morning'

ELEGANT HOMES.



BOASTING BESPOKE QUALITY.

The feeling of timelessness transforms into reality the moment you enter the sparkling tower of Ahan I & II. The transcendental aesthetics and perfect spatial harmony enhance the well-being of its residents.

- 2 and 3 luxurious bedrooms apartments.
- The floor-to-floor height is 3.25 meters.
- The master bedrooms with en-suite bathrooms.



Q

THE WORLD OF BUSINESS
*THE
GLOBAL
PARTNERS*

A YEAR OF DISCOVERY



CRAFTED
ALONGSIDE
THE WORLD'S
LEADING
PARTNERS.



Make Architects
Design Consultants - London UK

SSA
Associate Design Architects - Mumbai

Buro Happold
Structural Engineers - Mumbai

Buro Happold & PDA
MEP Design Engineers - Mumbai

EDSA
Lead Landscape Architects - Miami

Site Concepts
Associate Landscape Architects - Mumbai

HBA
Interior Design - London, UK

L&T
Construction Partners - Mumbai

Lerch Bates
Vertical Transport Strategy Partners - Mumbai

10

THE
DEVELOPER

COMMITMENT TO EXCELLENCE.



MaharERA Piramal Aranya, Wing A (Aranya) MahatIRANo. PS/D000003304 | Piramal Aranya, Wing B (Aranya) MahatIRANo. PS/D000018030 | Piramal Aranya, Wing C (Aranya) MahatIRANo. PS/D000003300 | This Project is funded by HFC Ltd. MahatIRAwatIRa: <https://maharera.mahatIRaonline.gov.in>



Founded in 2012, Piramal Realty is the real estate development arm of the Piramal Group, and has currently over 13 million sq. ft. of land under development.

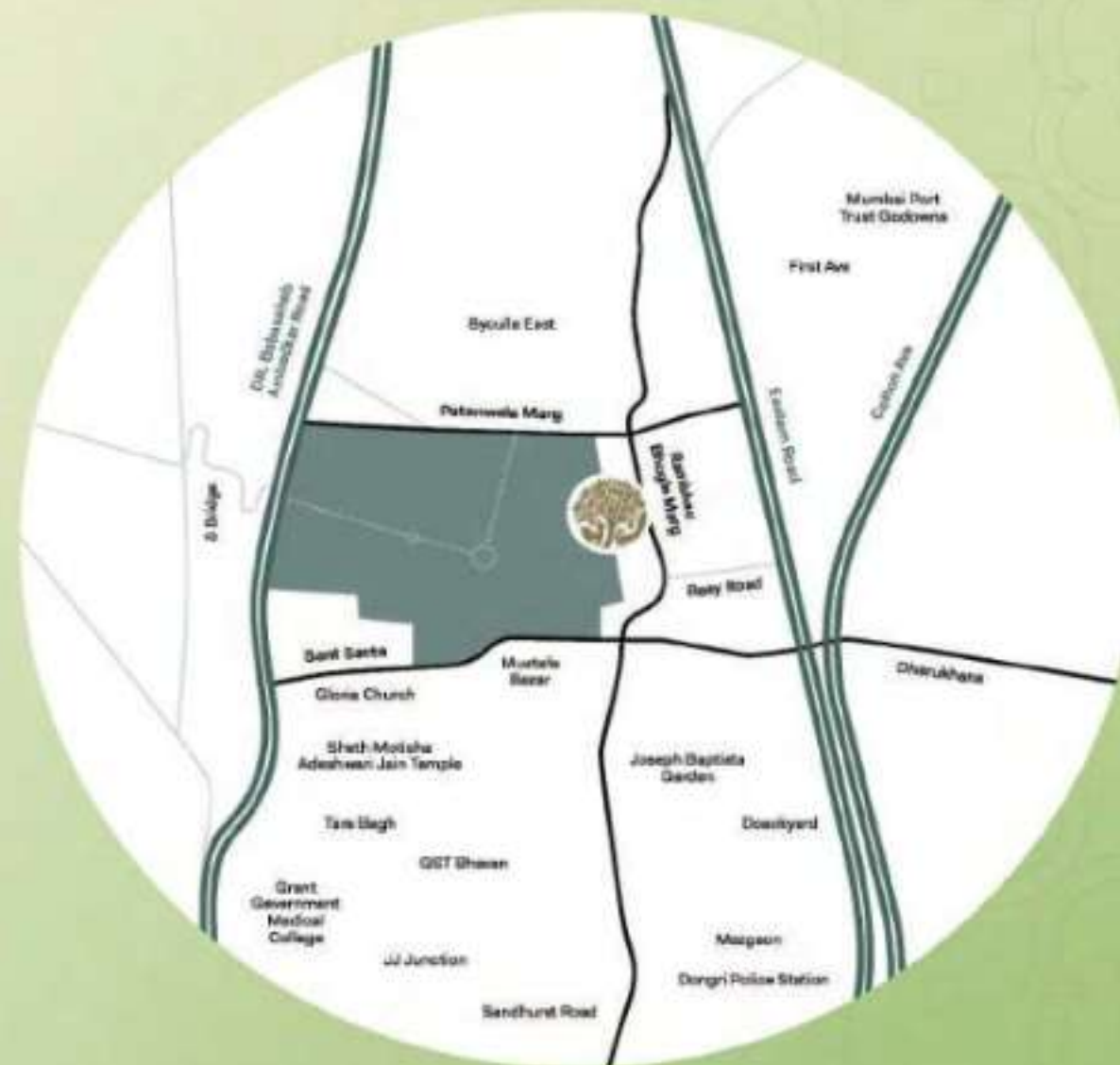


Piramal Realty aspires to be one of India's most admired real estate companies, by setting gold standards in architectural design, customer centricity, quality and safety. Piramal Realty secured funding from global private equity firms, making it one of the largest private equity investments in Indian real estate.

11

THE WORLD OF NAVY
CONNECT
WITH US

AS WE GO TO BRIDGE THE GAP





MahaRERA No.
P51900003324



MahaRERA No.
P51900018039



MahaRERA No.
P51900020330



MahaRERA No.
P51900051735

<https://maharera.mahaonline.gov.in>



PIRAMAL
ARANYA
RANI BAUG

THE WORLD OF ARANYA

The Project/Property is mortgaged to HDFC Bank Limited, except for certain units/flats in Piramal Aranya - Wing A (Avyan) and Piramal Aranya - Wing B (Arav) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required.