

Life in full



LAVASA AT A GLANCE

- A complete new hill city, based on the principles of New Urbanism
- Eco-friendly town-planning by HOK, USA
- Set amidst 7 hills and 60 kms of lakefront
- Spread across 100 sq. km. - almost 1/4th the size of Mumbai
- About an hour's drive from Pune and a three-hour drive from Mumbai
- 4 Global Awards for the Best Master Plan and Landscape Planning
- State-of-the-art technology and e-Governance
- Approximately 30,000 lakeside apartments and villas
- Up to 1 lakh employment opportunities to be created
- The first town Dasve to be ready by 2010-11



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Lavasa City

Lavasa - India's First Planned Hill City

Lavasa is a hill city located in Western India and nestled amidst the majestic Sahyadri Mountains along the contours of the Warasgaon Lake. Some distance from Mumbai and Pune, this new city embodies the spirit of human nature to aspire to a holistic life. Unique in its scale and in its guiding philosophy, it is a model of new city development and is pioneering the need for future cities in India. With all urban advantages in a natural setting, Lavasa is envisioned to be a more liveable city of the future.



LAVASA CITY

- Five towns which together comprise Lavasa will evolve over the next 12 years
- Dasve, the first town will be ready by 2010-11
- A wide range of residential and commercial facilities, tie-ups with national and international educational institutes
- A more liveable city of the future with a '365-day economy'
- A plethora of well-strategized business opportunities with a range of non-polluting industries setting up premises
- Planned for 3 lakh permanent residents and an envisaged inflow of 20 lakh tourists per annum



The residents of Lavasa can access state-of-the-art modern amenities while enjoying the tranquillity of wide-open expanses and a scenic natural lakefront. Life here, has been envisioned as energetic yet calm, aspirational yet affordable, hi-tech yet simple and urban yet close to nature. At 2000 to 3000 feet above sea level, Lavasa enjoys a pleasant climate throughout the year. Goan and Mediterranean themed villas and apartments radiate outwards from the cosmopolitan town hall along the lakefront. Lavasa is a prime offering from HCC, one of

India's leading construction & infrastructure company, Planned for a population of only 3 lakh permanent residents with an estimated tourist inflow of 20 lakh per annum, Lavasa is developing fast, with the first town, Dasve slated to be ready in 2010-11. A self-contained world, Lavasa offers its residents and visitors a spectacular array of business, educational recreational and rejuvenation opportunities. An idea developed to promote maximum living. So that you can live life in full.

The Lavasa Vision

Lavasa is the foremost lifestyle development project in India, providing value for money through a range of facilities and services, supported by world-class infrastructure. Driven by an obsession with our customers, Lavasa offers convenient and practical access to a full range of residential and commercial facilities for residents and visitors to live, work, learn and play in total harmony with nature. The city would have a '365-day economy' with businesses working round the year.

LIVE



- Villas and Apartments
- Studio and Serviced Apartments
- Rental Housing
- Retiree Housing
- Family Entertainment Centres
- Promenade and Marinas
- Health and Wellness Centres
- Spiritual Centres
- 24x7 Power, Water and Connectivity
- GIS and e-Governance
- Social Infrastructure

WORK



- Non-polluting industry
- IT/ITES
- Biotechnology
- R&D Centres
- Training Centres
- Fashion Design
- Film Production
- Animation Studios
- Professional Services
- Convention Centre
- City Support Services

Led by a committed team of experts, Lavasa Corporation Limited possesses a blend of structural stability and practical vision to provide all our customers and partners with peace of mind. Our vision to provide quality, conveniently located and affordable community living will aim to simplify and enhance the lives of our customers.

LEARN



- Schools and Colleges
- Management Institutes
- Executive Education Centres
- Post Graduation Institutes
- Adventure Training Institutes
- Vocational Institutes
- Sports Academy
- Music Academy
- Edutainment Park

PLAY



- Budget to Luxury Hotels
- Clubs and Resorts
- Spas
- Golf Course & Academy
- Multiple Theme Parks
- Eco Safari
- Water Sports
- Adventure Sports
- Nature Trails
- Cafes, Restaurants and Shopping
- Cricket Academy

The Master Plan

The Master Plan for Life

Life at Lavasa comes with the opportunity to achieve a work-life balance. Live, Work, Learn and Play in a self-contained city where advanced infrastructure intermingles seamlessly with a lush ecosystem - to offer its residents the best of both worlds; to keep them in touch, yet far from the madding crowd.



The blueprint embraces a 25,000 acre verdant space but leaves more than 70% of this haven untouched. Centred around the banks of tranquil waters, Lavasa allows potential residents to choose from a spectrum of residences - studios, apartments and villas - all of it encased in the luxury of a low pollution environment. Internationally renowned design consultant, HOK, USA has developed the Master Plan of Lavasa. World-class facilities and secure, complete living spaces, for multiple socio-economic classes, are all integral facets of this Master Plan. Lavasa will not only be home to permanent residents and industry employees, but will also host tourists and second-home residents. The science of Biomimicry is integrated into town planning; a science that studies Nature's models, takes inspiration and adapts these learnings to planning, design and architecture.

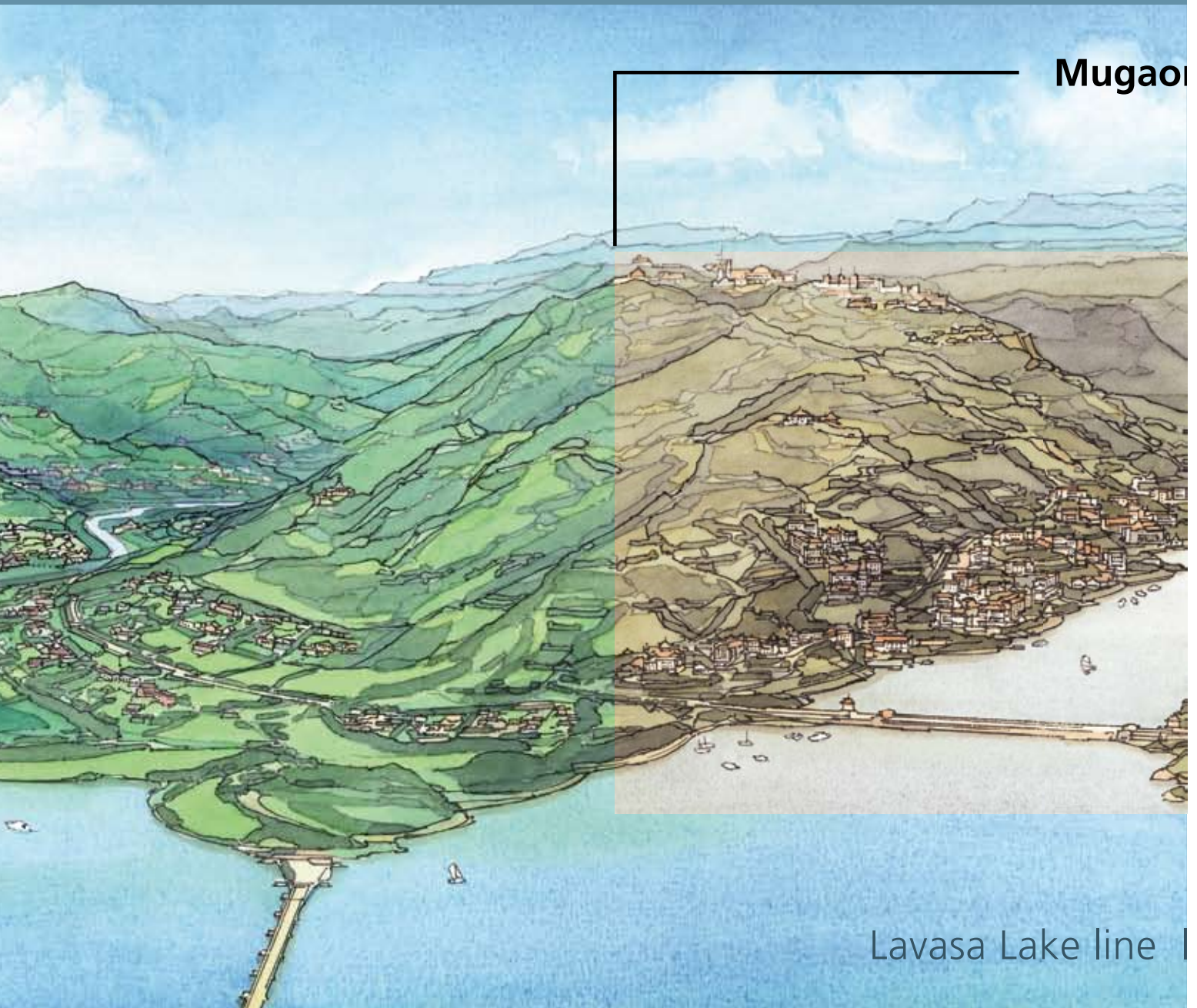


Lavasa Master Plan



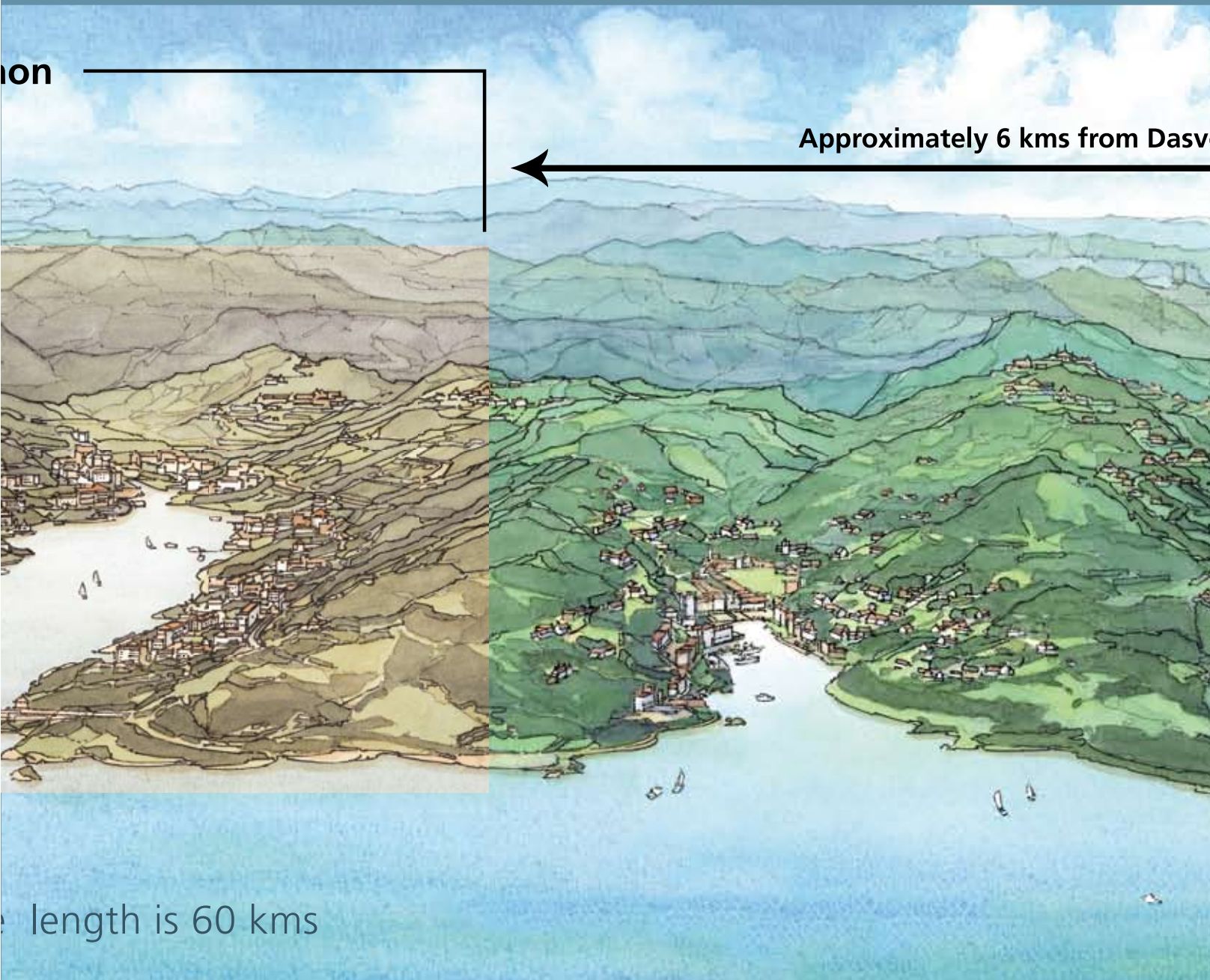
An Illustration of

Mugao



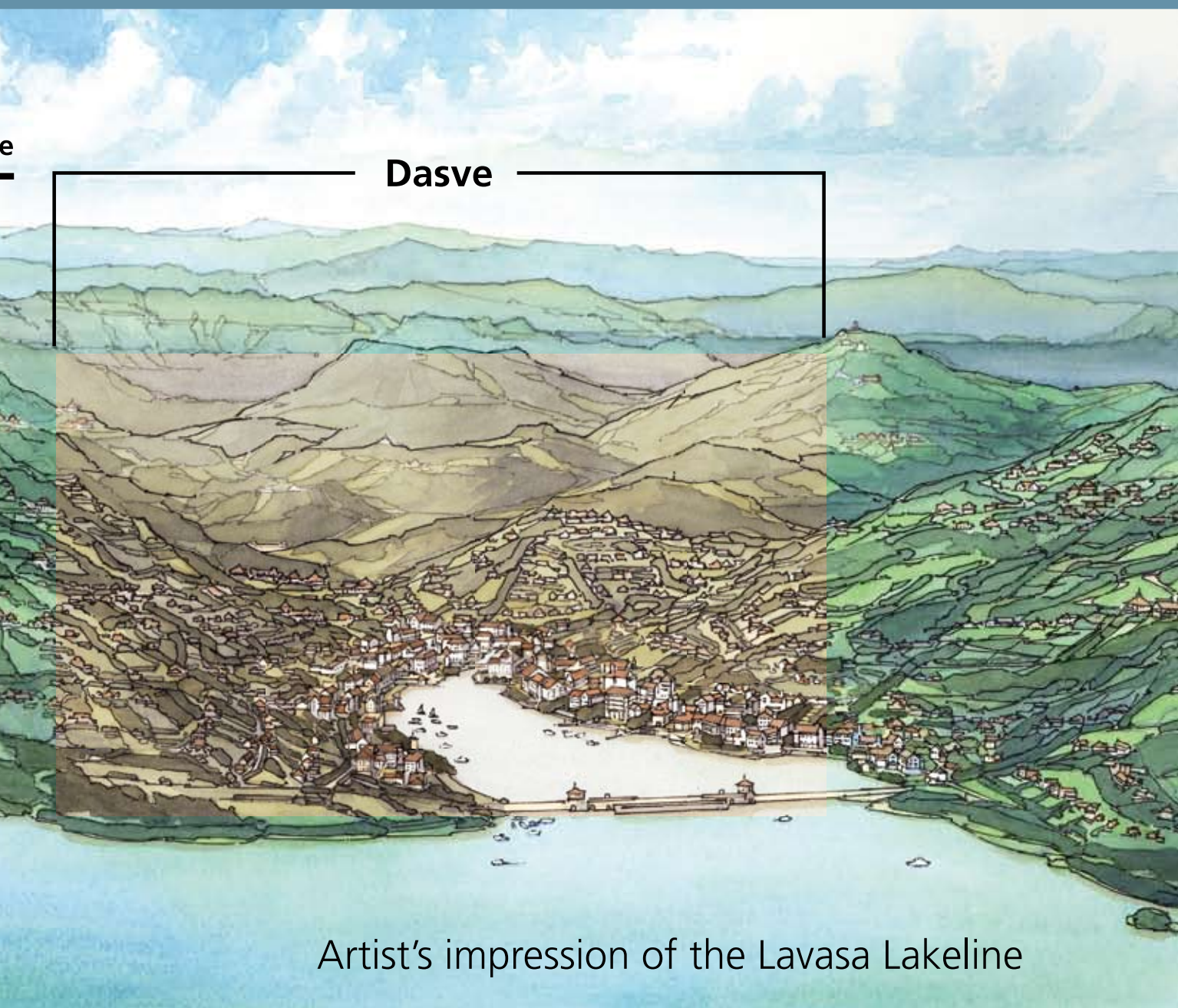
Lavasa Lake line

the Lavasa Lakeline



e

Dasve



Artist's impression of the Lavasa Lakeline

New Urbanism: Integral to the Master Plan

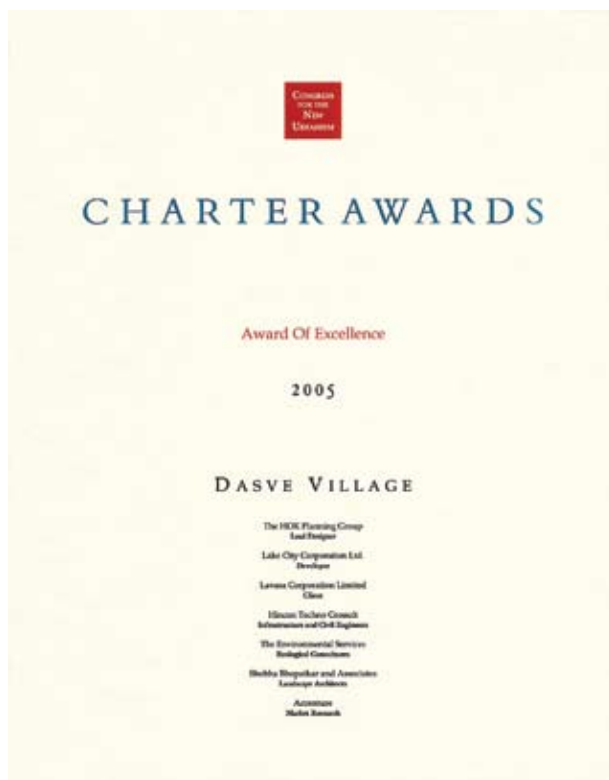
The city has been planned based on the principles of New Urbanism, which organizes all the components essential to daily life within walking distance from each other. Lavasa offers you a planned, lakeside life - a 5-town centre plan that will evolve into a cosmopolitan city. The landscape and architectural design of Lavasa is based on the transect model. The development begins from a town centre and goes uphill. The man-made environment blends into the natural environment seamlessly.



Principles of New Urbanism	Translated into the Master Plan
Commuting	
Walkability with everything within a 10 minute radius from work or home.	Lavasa encompasses a well-connected system of roads and pathways to make most facilities within walking distance.
Connectivity	
A network of streets, boulevards and alleys to easily disperse traffic.	An interconnected combination of roads, streets and walkways to ensure unhindered movement of traffic and vehicles.
Mixed Use and Diversity	
A mix of commercial and residential premises within neighbourhoods and blocks.	The Master Plan places the Town Hall at the centre of the town with residential apartments and commercial complexes dispersing in varied zones from the centre.
Mixed Housing	
A range of living spaces based on a variety of factors, size, proximity to the town centre, pricing, etc.	To develop as a city for people across the socio-economic spectrum, Lavasa has studio apartments, 1/2/3 BHK apartments and villas in varying sizes.
Quality Architecture and Urban Design	
Detailed attention to aesthetics and human comfort.	We believe that planners, designers and architects of Lavasa have created a town plan that will have a timeless appeal to generations, but contemporary design and architectural themes.
Traditional Neighbourhood Structuring	
A discernible city centre and more open public spaces that encompass a range of uses and densities.	Planned to promote people-friendly spaces, pedestrian walkways and meeting places, Lavasa's towns will comprise galleries, arcades, courtyards, street-side cafes and a variety of gardens and semi-covered spaces.
Planned Increased Density	
Transect Planning so that population density decreases progressively as it moves away from the town centre.	Lavasa's residential apartments are densest around the centre of town and decrease at a pre-determined pace farther from the centre. The hillside villas are laid out in planned neighbourhoods.
Smarter Transportation	
An advanced commuting network for enhanced efficiency.	An integrated and balanced transport system with varied modes of transport, walkways, bus lanes and automobile channels.
Sustainability	
Minimal impact on the environment.	Preservation through optimal utilization and minimal exploitation of available natural resources, thus ensuring continued access to future generations. Initiatives like Continuous Contour Trenching to prevent topsoil erosion and extensive Hydroseeding to enhance green cover.
Quality of Life	
A better life and soulspace.	An exhaustive range of organizations, services and information implies a host of opportunities for education, recreation, employment and business. Inspired by the idea of maximum living, Lavasa will thus also act as a catalyst for self-discovery and a better quality of life.

International Recognition and Rewards

At Lavasa, it has always been about planning with precision and care. It is this perseverance towards the perfect execution of New Urbanism that has won accolades at a global scale.



The 'Charter Awards' for the Best Master Plan has been bestowed upon Lavasa by Congress for the New Urbanism, USA.



The 'Merit Award' was presented to Lavasa for Lavasa Landscape Guidelines by the American Society of Landscape Architects.

“...beautifully documented in terms of understanding the place and the land. Stunning, great work, sensitive to the region and the world.”

Professional Awards Jury,
American Society of Landscape Architects.



The 'Award of Excellence' was presented to Lavasa for the Dasve Master Plan by the American Society of Landscape Architects.



The 'Honor Award' was presented to Lavasa for the Mugaon Master Plan by the American Society of Landscape Architects.

Business at Lavasa

Lavasa is an ideal location for not just setting up primary businesses but also for establishing non-polluting industries revolving around training, R&D, biotechnology, fashion, film production and animation as well as IT and ITES. It offers a conducive environment for businesses to thrive. With its diverse opportunities and upcoming pool of qualified professionals, the city is moving towards creating a vibrant '365-day economy.'



- **Location:** The hill city is situated close to Pune and Mumbai. A proposed tunnel will link the second town, Mugaon to Lonavala by 2011. It is also close to Pune airport and can be accessed through four key access points detailed later
- **Easy Talent Acquisition:** The proximity to Mumbai and Pune will make it convenient for corporates to source talent from these cities. In addition, Lavasa will have many globally recognised educational institutes offering learning at various levels and across various disciplines, thus ensuring

the creation of a local talent pool that is specialized, diverse and comparable to the best in the industry

- **Power and Energy:** The city has uninterrupted power supply from MSEB and Tata Power, along with miniature hydro-dams to ensure self-sufficiency
- **Hi-speed Connectivity:** Hybrid connectivity using a combination of wireless and fibre optic network will provide high speed bandwidth to the residents. Lavasa is also the first city in India to offer FTTH (Fibre To The Home) facility to ensure enhanced efficiency and connectivity

An ideal business environment

Lavasa offers a conducive environment for businesses to grow. Robust systems, connectivity, technology, excellent roads, security and support utilities required for an environment where businesses can evolve are central to Lavasa.

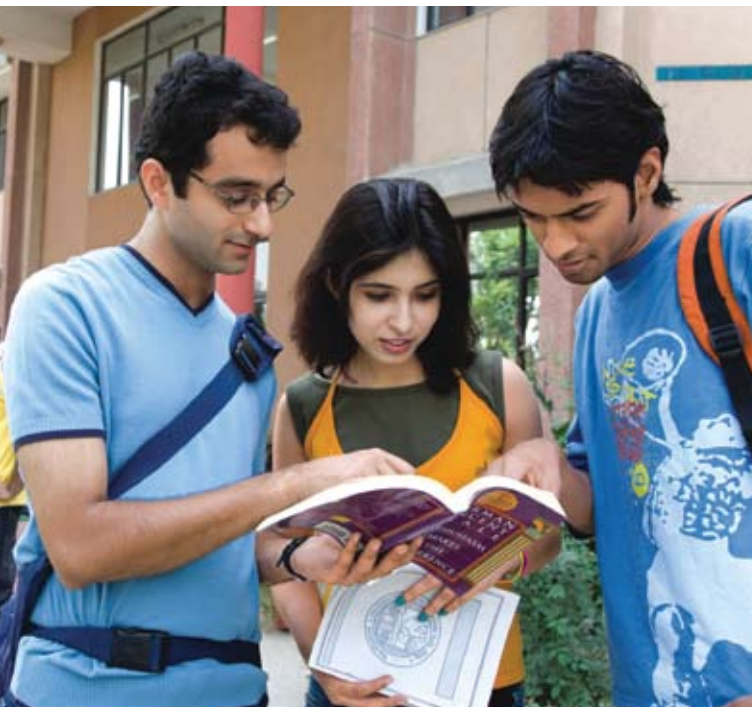


- **e-Governance:** The efficient model of e-Governance enabled town management at Lavasa facilitates smooth functioning of systems. Residents and corporates will have an open channel of communication with the administration
- **GIS for Better City Management:** The first city developed using a Geographical Information System, Lavasa provides residents with a technological edge through detailed mapping and geo-coding. The 3-D enabled GIS system allows facility members anywhere, to access accurate information about faults

- **Environmental Regulation:** Central to the Master Plan is an Environmental Management Plan that addresses several initiatives to protect and enhance greenery
- **Customization to Business Needs:** Lavasa offers options to businesses to deliver turnkey projects as per their specifications
- **Immediate Availability of Site:** Vast areas of land earmarked for business related purposes with contiguous plots to set up integrated campuses

Education at Lavasa

Poised to be a 'Centre of Excellence in Education and Research' in India, education is one of the main pillars around which life has been envisaged at Lavasa. It will offer students a 360-degree learning experience that goes beyond the academic curriculum. From sports academies to adventure sports and amateur astronomy - an extensive variety of out-of-class opportunities that complement learning, will be available here at Lavasa. A tranquil atmosphere offset by year-round pleasant weather and a lush landscape will enable just the right balance between leisure and study activities.



- **Location:** Lavasa is situated close to Mumbai and Pune, which are being developed to become India's 'Knowledge Corridor.' The proximity to these cities as well as the presence of opportunities across industries means that students will have access to great career
- **Residential Student Base:** A large base of students from the neighbouring metro cities will now have a convenient location to pursue higher studies. A major demand for customised corporate training will also flow in from Mumbai
- **Cost-effective Learning:** With lower capital expenditure

and economic hiring of faculty resource available in abundance, international educational institutions can create a presence in India in a cost-effective manner, allowing them to offer courses at a far lesser cost. This will attract students from across the world to avail higher education in India

- **Vast Dedicated Areas:** Lavasa has earmarked several acres of land for education related purposes. Large contiguous plots are available for educational institutions to set up integrated campuses

Complete Education & Lifelong Learning



Tourism and Leisure at Lavasa

At Lavasa, leisure is a way of life. The carefully defined and executed plan offers several choices in entertainment, sports and hospitality. Try adventure sports, tennis, golf or relax by the pool of the luxurious and well-appointed Dasvino Town and Country Club. You can also try boating, jet-skiing or take a luxury cruise at Lakeshore Watersports.



In leisure and tourism, Lavasa offers the following bouquet to choose from:

- **Nature Tourism:** Nature trails and themed gardens to allow one to commune with Nature
- **Adventure Tourism:** The city offers camping grounds, stargazing, rock-climbing, rappelling, para-surfing, quad biking and heli-rides over the valley for the adventurer in you. Water-related sports options including jet skis, catamarans, motor and pedal boats, fishing and pool

volleyball are also available at Lakeshore Watersports

- **Educational Tourism:** Apart from offering an array of illustrious institutions, Lavasa will allow residents and visitors to partake of short-term courses on non-conventional activities such as pottery, photography, painting, etc.
- **Health and Wellness:** High-end therapy centres, affordable spas and renowned chains offer a haven of rejuvenation

• **Sports and Fitness Facilities:** Lavasa has inexhaustible options for the sport enthusiast. The city has a pro-Golf course and Academy, a bowling alley, tennis, squash and badminton courts, a gymnasium and a Cricket Academy. Taking it to another level is our faculty of coaches and trainers. A marina with facilities for boating and sailing and special children's play area add a splash of fun

• **Entertainment Avenues:** The hill city has arenas for couture shopping, gourmet dining, theatre and cinema viewing and niche spaces like pulse racing. Quaint theme bazaars, arts and crafts village, a stud farm, the 'Plant Kingdom' and the Aqua Park offer a different experience. Asia's first edutainment park, Space World will also be coming up in Lavasa. With inputs from USSRC, Space World will include Space Camp, Aviation Camp, Robotics, Rocketry, X-Camp Survival, corporate camps and zero gravity simulation



• **Hospitality and Business Tourism:** The finest hotel and resort chains will bring their expertise to the city. Lavasa's own scenic 20-room retreat, Ekaant offers breathtaking view and a multi cuisine restaurant. For senior citizens Lavasa will have Ashiana Retiral Housing, where residents can access 500 villas and apartments based on the 'assisted living' concept. A range of hospitality options from dormitories, budget hotels, star hotels to serviced apartments will also be available. A multitude of eateries with fare ranging from fast-food and street-food to fine-dining and gourmet food are slated to open soon across the city

Technology Leadership at Lavasa

Technology Leadership is the key focus area at Lavasa. It is the city to use 3D enabled GIS (Geographic Information System) and GPS (Global Positioning System), thus ensuring a robust operation and maintenance plan. Lavasa would collaborate with key IT and telecom companies to plan, implement and manage Information & Communication Technology (ICT) services that will focus on providing integrated and effective solutions for enhancing technology leadership within the city.



There are several aspects to Technology Leadership at Lavasa:

- **Home Automation and Digital Experience:** Homes at Lavasa will offer a convergence experience which brings together home automation, enhanced security and a digital lifestyle. These smart homes offer music and picture libraries, live and recorded TV, video on demand, games and much more. The digital home will have a low energy footprint and owners will be connected to the digital community with a single click

- **Security Management:** This technology is utilised in surveillance and security systems, physical and logical security for telecom and IT and in disaster management
- **e-Governance & City Management:** Billing for various utilities and city management services will be online, allowing for transparency and ease of transactions
- **Back Office Functions and Maintenance:** Customers can easily access our help desk, contact centre and facility maintenance

City Services at Lavasa

Lavasa aims to set a new benchmark for construction, planning and service delivery across the Indian subcontinent, one that closely rivals international standards. The science of Biomimicry is being integrated into town planning. Biomimicry is a science that studies Nature's models, takes inspiration and adapts these learnings of over a billion year of existence to planning, design and architecture. Whether it is learning from the genius of the place or studying the local flora and fauna, Biomimicry looks at Nature for sustainable development solutions. The Biomimicry Guild, USA, is working on this, for actively incorporating it in the development of Lavasa.



In terms of infrastructure, Lavasa offers the following world-class facilities:

- **Roads:** The city offers easier connectivity with roads planned and designed as per global standards
- **Power and Energy:** Residents at Lavasa can enjoy uninterrupted power from MSEB and Tata Power. Lavasa also plans to build facilities to harness wind and solar power, apart from miniature hydro-dams to ensure self-sufficiency

- **The Water-Supply System:** Water supplied from the Warasgaon Lake is treated at the international standard Water Treatment Plant
- **Wastewater Treatment, Solid Waste Management and Stormwater Management Systems:** Advanced sewage and solid waste management ensure reduced impact on the environment. The city has drainage systems that complement natural drainage networks

Eco-friendly Development at Lavasa

We believe that no effort has been spared to ensure that Lavasa maintains Nature's ability to replenish and renew its resources. The principle for sustainable growth at Lavasa adopts a two-pronged strategy:

1. Protecting the existing natural habitat as it is.
2. Further enhancing the habitat through hydro-seeding, mass plantations and beautification of ravines.
3. Nallah bunding.
4. Continuous contour trenching.



As a part of this initiative, the following steps have been taken:

- Lavasa has undertaken the planting of 2 million seeds through 'Hydroseeding' and completed over 10 lakh sq. mt. area, to prevent soil erosion and to facilitate quick vegetation
- Bioengineering, vermicomposting, mass fertigation are under implementation. Inherent to the principles of New Urbanism, is its multi-dimensional Environmental Management Plan, a plan of constantly evolving action that

addresses ecology concerns at several levels. As a part of this initiative, Lavasa plans to create a 'Plant Kingdom', an edutainment interactive park that will allow people to interact with Nature. An in-house nursery spread across 25 acres will cater to the greenification project for Lavasa. A state-of-the-art bamboo factory uses locally available and sustainable material like bamboo to create artefacts and furniture

Corporate Responsibility at Lavasa

Right from its inception, initiatives have been taken to enhance the standard of living of the locals at Lavasa. A full-fledged “Community Development Department” is dedicated to this purpose.



As part of this, the following initiatives have been undertaken at Lavasa.

- Lavasa has undertaken the creation of Gaothans, an area to rehabilitate and enable a better standard of living for the villagers of the region
- Several employment opportunities have been generated for the people of the region, as a part of the project
- Lavasa has also created health, education and child care facilities for locals. The villagers are being provided with health services free of cost.

- A well-equipped school building has been constructed by Lavasa Corporation Ltd. at the lower and upper Dasve Gaothan. Personality development camps for the students are conducted regularly
- Improved standards of living are now available to the locals of the region through potable treated water and advanced and enhanced road connectivity
- Vocational training is being imparted to locals to enable them to take up meaningful employment

City Services at Lavasa

Lavasa offers civic structures and amenities which ensure the comfort of all its residents and stakeholders across socio-economic classes. The city offers residents and visitors, housing and hospitality infrastructure ranging from luxury hotels to budget hotels and dormitories and from rental apartments to sprawling hillside villas.



- **Civic Structures:** The city will have a global standard public safety centre, library, museum, police station, hospital, post office, bank, ATM, school and courthouse. The plan of the city encourages and creates community spaces and public plazas
- **Service Staff Housing:** An extensive Housing Project is underway to provide economic housing for thousands of service and support staff across all institutions at Lavasa. The Housing Project also has access to all the necessary civic amenities and social infrastructure

A complete self-contained area called Bhoini is also being created for the workforce at Lavasa. The area will have its own town centre, community centre, pedestrian plazas, apartment buildings, service functions and civic amenities. The town will be divided into residential blocks and will offer mixed housing with 1/2/3 BHK apartments and detached houses starting at 300 sq. ft. upwards, available at low rental costs. The town will also be home to vocational training institutes, workshops, an entertainment centre, a culture centre and will have a primary health centre and primary and secondary schooling facilities. It will also be home to a thriving organized informal commercial sector. The architectural character of the town will follow the aesthetics and influences of Lavasa.

Dasve

Dasve

The first of the five towns, Dasve will be ready to welcome its first residents by 2010-11. The key focus of Dasve besides being the primary residential space at Lavasa is to establish reputed educational, tourism and hospitality institutions. Healthcare is another facet at Dasve with the already-operational Apollo Hospital and Apollo Pharmacy; offering long-term as well as short-term therapeutic care and R&D facilities. A world-class Convention and Event Centre inspired by the Davos Congress Centre is also located within Dasve. Over six lakh sq. mt. of area at Dasve can boast of extensive greenification.



Exploring Dasve

Dasve is built around a long lakefront. The Sacred Grove at Dasve is a living example of the traditional eco-wise practices of our ancestors. The town will offer elegant housing, from Portofino inspired lakeside apartments to

an array of Goan-Mediterranean villas. An eclectic mix of architectural styles will create the unique character of Dasve. Taking full advantage of the lakefront, almost all the dwellings will enjoy lake views and panoramic vistas.

Dasve offers potential residents a choice of living spaces - from studio apartments, 1/2/3 BHK apartments to sprawling villas that range from one-eighth of an acre to a lush one acre. The elegant villas are built on large carpets of land scattered upon the hillsides. Presented in ascending and descending formats, these villas delightfully reflect the topography surrounding them. All the houses will be tastefully appointed with the finest amenities. Interiors will be comfortable and spaciouly designed, to recreate the airiness of Nature and bring more of the outdoors, indoors.



Designed to add a dash of Mediterranean élan, along a 2 km stretch, is a colourful lake-edge promenade, overflowing with elegant cafes, boutiques and open-air eateries under umbrella canopies, to form part of the retail and entertainment hub at Dasve. The lake at the town centre is designed to provide sporting and recreational facilities. The promenade leads down to arbours, pedestrian bridges, shopping enclaves and dining areas situated at the heart of Dasve. The lakeside waterfront, at the town centre is designed to provide sporting and recreational facilities.



SNAPSHOTS OF DASVE

Residences



Lakeside Apartments



Villa



Villa Interior

Tourism & Leisure



Lakeshore Watersports



Dasvino Town & Country Club



Nature Trail



Lavasa International Convention Centre



Xthrill Adventure Sports & Academy



Movies at LEZ
(Information Centre)

Restaurants



Zodiac



Vyanjan



American Diner



Chor Bizzare



Granma's Homemade Patisserie



Brewberry's - The Coffee Bar

Mugaon

Mugaon

Mugaon is the second town to be developed according to the Master Plan of Lavasa. A tunnel into Mugaon, with a beautifully landscaped winding road will become the main entry into Lavasa. A gently sloping terrain and expansive ridge tops, dotted with pine trees at the lake's edge, characterize this beautiful town. The focus of this Master Plan is to create a transect-based, compact walkable town allowing for the preservation of thousands of acres of natural beauty. The Mugaon development programme focuses on corporate and educational campuses, tourism, exploration, sports and R&D centres.



Mugaon will also offer educational campuses, green research centres and hillside hospitality centres. Located along the hillside in cluster-locations, entertainment focused hotels will serve families who want to come to Mugaon for the weekend or a week to enjoy all the



entertainment possibilities. Residents and visitors can enjoy activities such as snorkelling and boating or explore the wonders of science and nature at Mugaon. The town will be developed as a tourism and entertainment hub at Lavasa.

Exploring Mugaon

Mugaon will develop around the contours of Warasgaon Lake, bordered by a bustling multi-level promenade. The goal of all stages of the Master Plan encourages sustainability at many levels. Inspired by Biomimicry, the discipline that studies Nature's best ideas to solve human design challenges, Mugaon will include an environmental management attitude that respects these natural surroundings. Multi-family prime residences will border the lake edge, clustered around an active town centre. Indigenous Konkani and Goan themes have influenced the architecture of Mugaon.



Some attractions at Mugaon:

- **Town Centre:** The Town Centre will provide shops, cafes, cultural institutions, spiritual centres, schools and town administration
- **Sports Academy:** Located north of the Town Centre, the Sports Academy will feature a cricket stadium, a basketball practice facility, a driving range, practice fields, tennis courts and athlete dormitory facilities
- **Entertainment Hill:** Home to superlative and varied entertainment amenities, it will be a first-of-its-kind

attraction in India. The hill will feature theme parks such as the USSRC supported Space World Park and Aquatic Park. Space World Park will let families enjoy simulated space exploration and outdoor activities. The water park will offer activities such as snorkelling, water-tubing and swimming

- **Hillside Campus:** An internationally recognized centre for medical research will be located on the eastern hillside. It will provide students and professionals the chance to focus on critical research in a sustainable green environment

Mugaon - The Master Plan

Mugaon, located in the Western Ghats, has a unique ecosystem that oscillates between heavy rainfalls and extended dry spells. The location of Mugaon is an inspiration, with its soaring views and rugged terrain.



Set in these hills will be an unrivalled education, entertainment and recreation refuge, carefully linked to its natural surroundings. Mugaon is intended to become the home to India's foremost green research and development companies with multiple campuses. It will complement the existing Dasve and future Dhamanhole communities.



Fact File - Lavasa City

Location

On the banks of Warasgaon Dam Reservoir Lake in the district of Pune, Maharashtra, India

Total Area

Total Hill City Area - 25,000 acres

Altitude

2100 feet to 3000 feet above sea level

Seasons

Primarily Three Seasons:

Summer - March to May

Monsoon - June to September

Winter - October to February

Climate

A year-round cool breeze with temperature ranging from 6 °C to 35 °C

Rainfall

The average rainfall ranges from 2032 mm to 8255 mm depending upon the region

Towards the Konkan end around 8255 mm per annum

At Mugaon and Dasve around 5334 mm per annum

At Warasgaon Dam around 2032 mm per annum

Nearest Airport

Chhatrapati Shivaji International Airport (CSIA), Mumbai - 215 kms

Proposed Mumbai International Airport - 145 kms

Lohagaon Airport, Pune (Domestic) - 72 kms

Proposed Chakan Airport, Pune (International) - 96 kms

Neighbouring Heritage Sites

Kurdu Fort

A stronghold of Shivaji Maharaj's empire, it served as a rest house for his famed knight, Vir Baji Pasalkar.

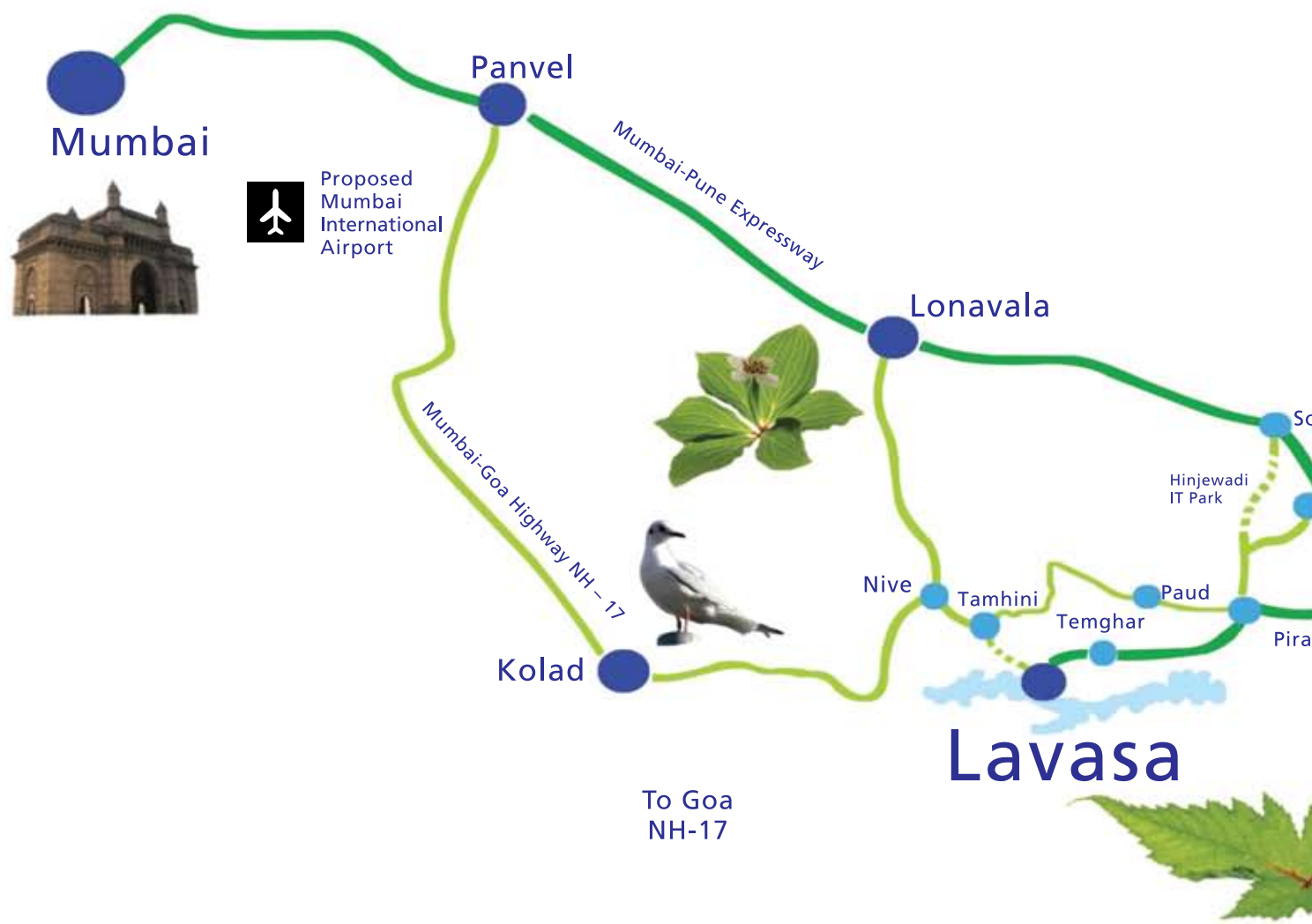
It's a known tourist attraction near the Mose Valley.

Neighbouring Religious Sites

Neelkantheshwar Temple

At the tail end of Warasgaon, near the Warasgaon Temple (just outside the Mose Valley), is the well-known and much visited temple of Lord Shankar.

Lavasa Location Map



To reach Lavasa City

Mumbai - Lavasa

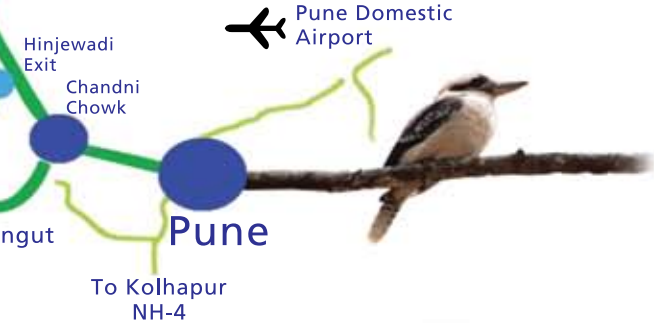
- Via Panvel - Lonavala - Chandni Chowk 216 kms.
- Via Lonavala - Somatane Exit - Pirangut 197 kms.
- Via Lonavala - Nive - Tamhini 169 kms.
- Via Hinjewadi Exit 186 kms.
- Via Panvel - Kolad - Tamhini 198 kms.
- - - Road to be developed

Pune - Lavasa

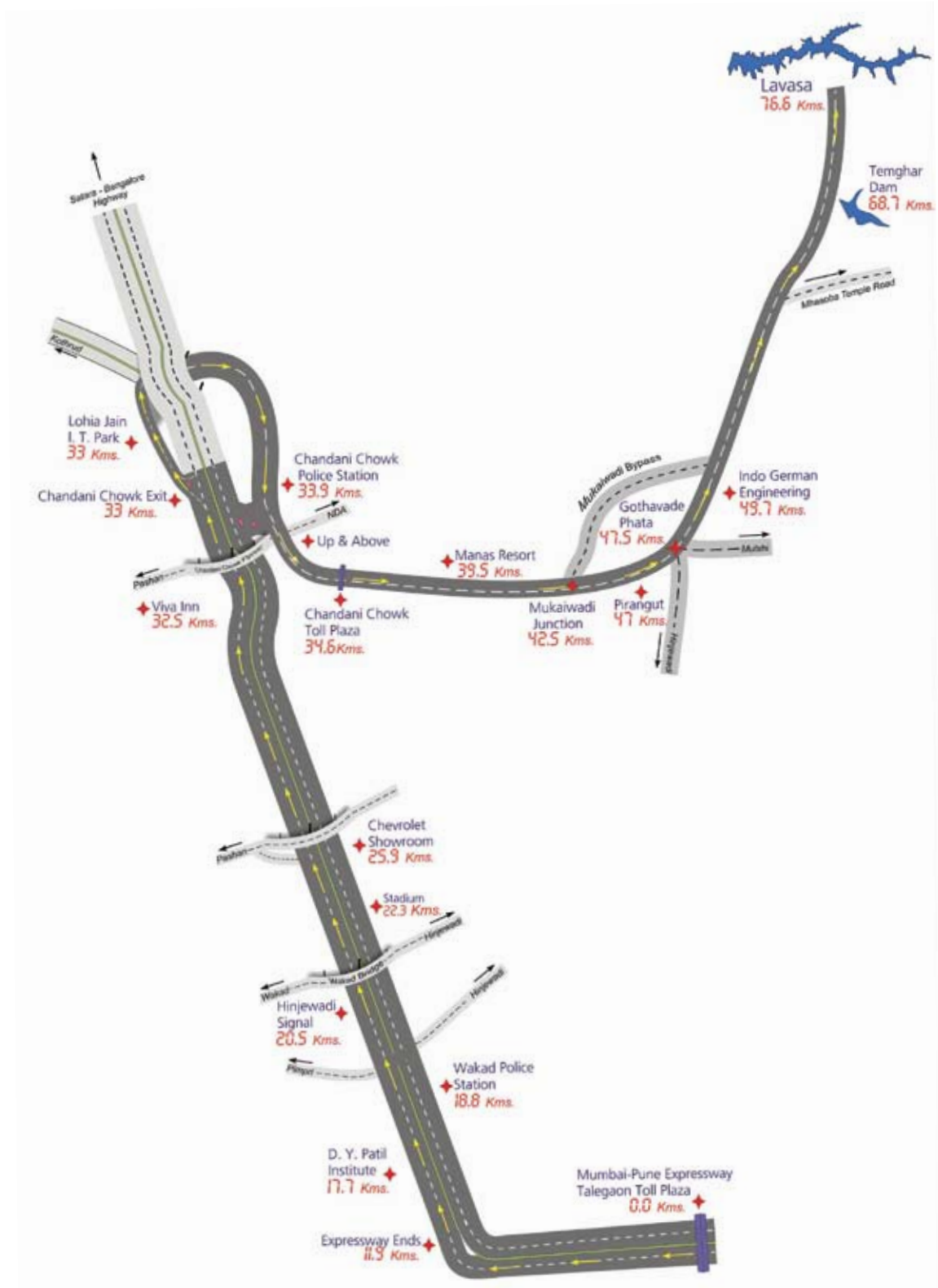
- Via Chandni Chowk - Pirangut 64 kms.
- ✈ Lavasa - Pune Domestic Airport 72 kms.



Somatane Exit



Lavasa Route Map



Note: 1. For easy navigation, set the trip meter to "0" at Mumbai-Pune Expressway Talegaon Toll Plaza.
2. Follow the marked road, from Chandni Chowk Toll Plaza.

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Fascinatingly Lavasa

- One of the smallest birds of India, the Tickell's Flowerpecker, is found at Lavasa
- Lavasa's two rare blue butterflies, the fascinating Blue Mormon and the Oak Leaf are very uncommon and an indicator of a thriving forest ecosystem
- Lavasa is home to the Karvi flower, also known as the Blue Bloom, which blooms only once in seven years



- The Malabar Whistling Thrush, Lavasa's singing bird is popularly called the 'whistling schoolboy'
- Some of the other inhabitants of Lavasa are aquatic and forest birds like the Osprey, a migratory bird from Europe
- Varieties of beautiful orchids are found in Lavasa
- Lavasa's terrain abounds with Bamboo, which is useful as an eco-friendly option for crafting furniture and for its medicinal properties
- A spectrum of medicinal and aromatic plants such as Kumbha, Kuda, Chitrak, Waras, Ranjai and Sawar
- The winding hill roads of Lavasa extend to 126 kms
- Almost 90 streams come together to turn the Lavasa lake into a grand 20 kms long lake with a maximum depth of 100 feet

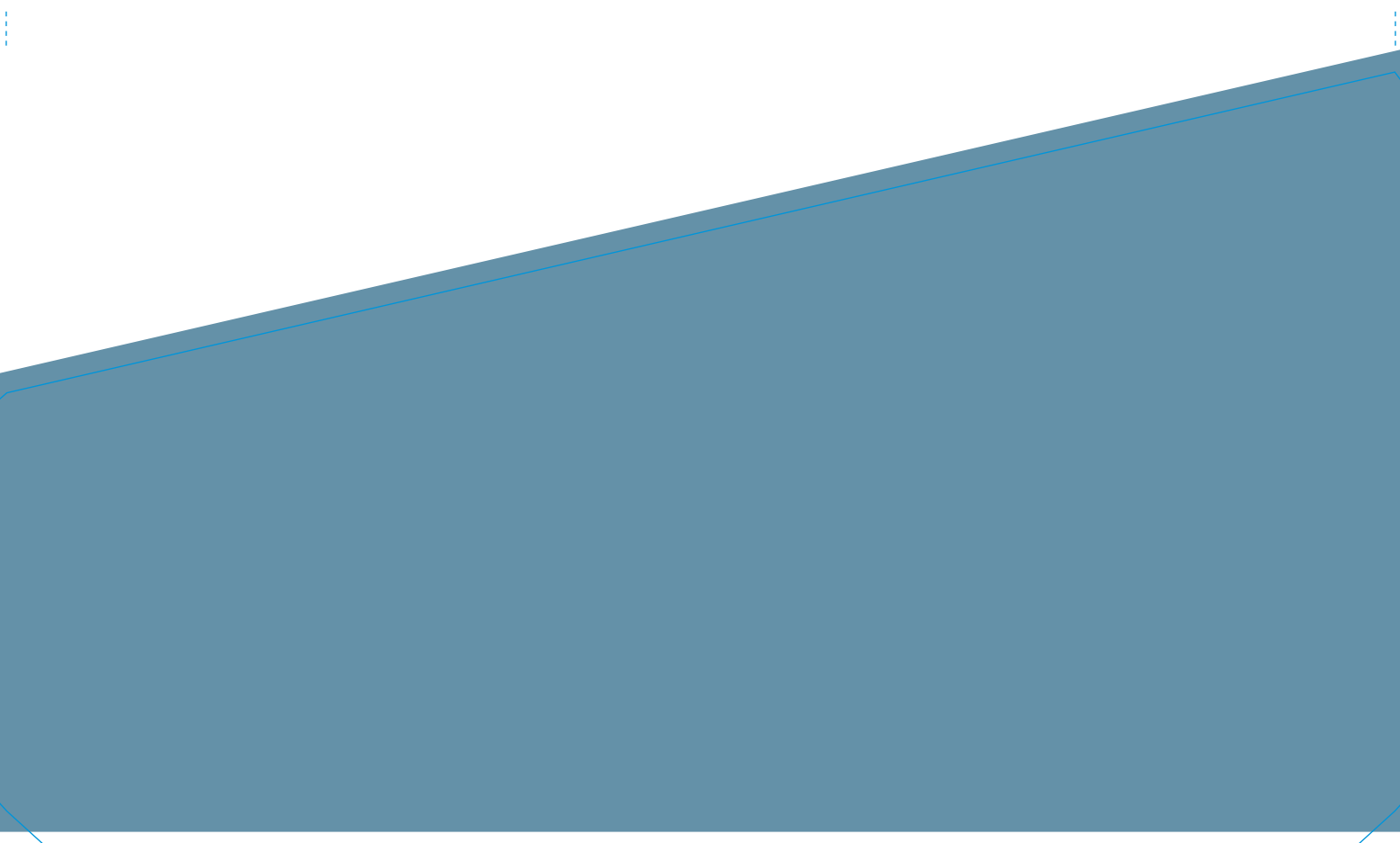
Partners in a Vision



Led by HCC (alongwith HREL), one of India's leading engineering and infrastructure development company, Lavasa will offer residents and visitors a grand opportunity to enjoy a large scale lifestyle right in the heart of India. For several years, HCC has built engineering landmarks across the country. Among them are roads, bridges, dams, marine works and environmental initiatives that have captured the attention of the industry. There have also been atomic power, railway, civil engineering and hydroelectric projects that earned the company worldwide recognition and status. It has built the Bandra-Worli Sea Link, a landmark structure which is India's first and longest open sea cable-stayed bridge in Mumbai.



Bandra-Worli Sea Link, Mumbai



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Corporate tie-ups



Health & Wellness

RPG International,UAE



Strategic Partnerships

Tourism & Leisure



Hospitality



Strategic Advisors

Planning Services



Architectural Services



Business Planning and Market Research



Business Strategy



Branding & Marketing



ICT & GIS Implementation



Legal Advisors



Financial Partners





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Disclaimer: Lavasa Corporation Limited is proposing, subject to receipt of requisite approvals, market conditions and other considerations, a public issue of its equity shares and has filed a Draft Red Herring Prospectus with the Securities and Exchange Board of India ("SEBI") which is available on the website of SEBI at <http://www.sebi.gov.in> and the websites of the Book Running Lead Managers at <http://www.icicisecurities.com>; <http://www.kmcc.co.in>; <http://www.morganstanley.com/indiaofferdocuments> and <http://www.axisbank.com>. Potential investors should note that investment in equity shares involves a high degree of risk and should refer to the section "Risk Factors" in the Draft Red Herring Prospectus. These materials are not for publication or distribution, directly or indirectly, in or into United States (including its territories and possessions, any state of the United States and the District of Columbia). These materials are not an offer of securities for sale into the United States, Canada or Japan. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered or sold in the United States, except pursuant to an applicable exemption from registration.