

# Mumbai

IT TOOK THREE  
CENTURIES FOR

TO FIND  
ITS TRUE CENTRE.



## C MOUNT CHEMBUR

A MUMBAI, ABOVE MUMBAI.



**WHAT MAKES  
FOR THE  
TRUE CENTRE  
OF A CITY?**



Not just a pin on a map.  
Not a colonial landmark.  
Not even a popular location.

A centre is where things come together.  
Where people come to work.  
To meet, learn, eat and play.  
To stay and live together.

Because the centre is where  
life gathers.

**MEANWHILE,  
THE WORLD HAS  
EMBRACED THE  
DOUGHNUT EFFECT.**

Around the world, instead of putting everything in one dense centre, people escape towards the edges.

They find more space. More greenery.  
More breathing room. More time.

But they remain connected to the energy, opportunity and culture of the city.

#### UNITED KINGDOM

People who moved to greener urban areas saw sustained mental-health improvements.

#### LUXEMBOURG

Families moving to suburban areas reported higher life satisfaction, despite longer commutes.

#### SWEDEN

Greater access to serene natural environments was linked to a lower risk of mental health issues.

Sources: Alcock et al., Environmental Science & Technology, 2014 | Carpentier-Pastel et al., Case Studies on Transport Policy, 2022 | Annerstedt van den Bosch et al., UERPH, 2015

THE  
DOUGHNUT  
EFFECT  
SOUNDS  
PERFECT.  
UNTIL YOU  
TRY IT IN  
MUMBAI.



Mumbai has a negative doughnut effect.

Move away from the density and you disconnect from the city. The commute gets painfully longer. The roads beyond repair. The time between one part of life and another, separated by light years .

**The Doughnut Effect promise is not a choice Mumbaikars had or will ever have.**

IN MUMBAI,  
WE NOW  
MEASURE  
DISTANCE IN  
HOURS, NOT  
KILOMETRES.

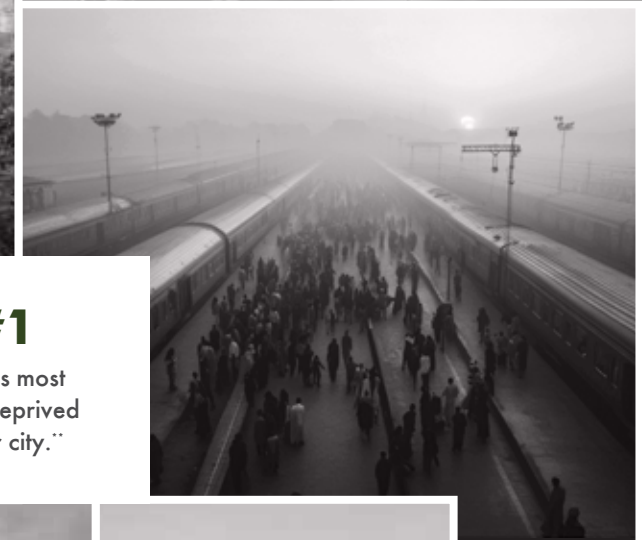
**126 HOURS**

lost to rush-hour traffic  
every year.\*



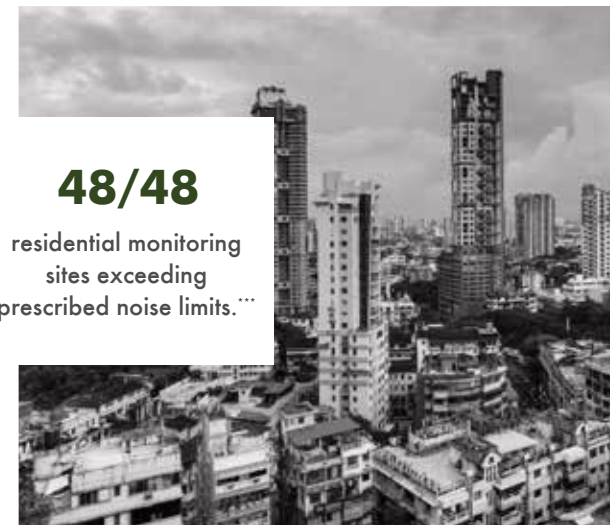
**#1**

India's most  
sleep-deprived  
major city.\*\*



**48/48**

residential monitoring  
sites exceeding  
prescribed noise limits.\*\*\*



**1.28 SQ. M.**

of green space per person  
(vs 20 sq. m. in Delhi)\*\*\*\*



Work to home. Home to school.  
School to sport. Sport to dinner.  
Dinner to friends. And suddenly  
your life has disappeared  
into traffic.

Mumbai, the city of dreams, now  
barely has enough time to sleep.

**EVERY  
MUMBAIKAR IS  
JUST ONE LONG  
WEEKEND  
AWAY FROM  
HAPPINESS.**



**HAPPINESS LIES  
190 FEET ABOVE  
THE CITY.**

Imagine living 190 feet above the city, surrounded by 140+ acres of mountains and greenery. Elevated above the everyday rush, surrounded by hills, with one of the best lifestyle experiences Mumbai has to offer.

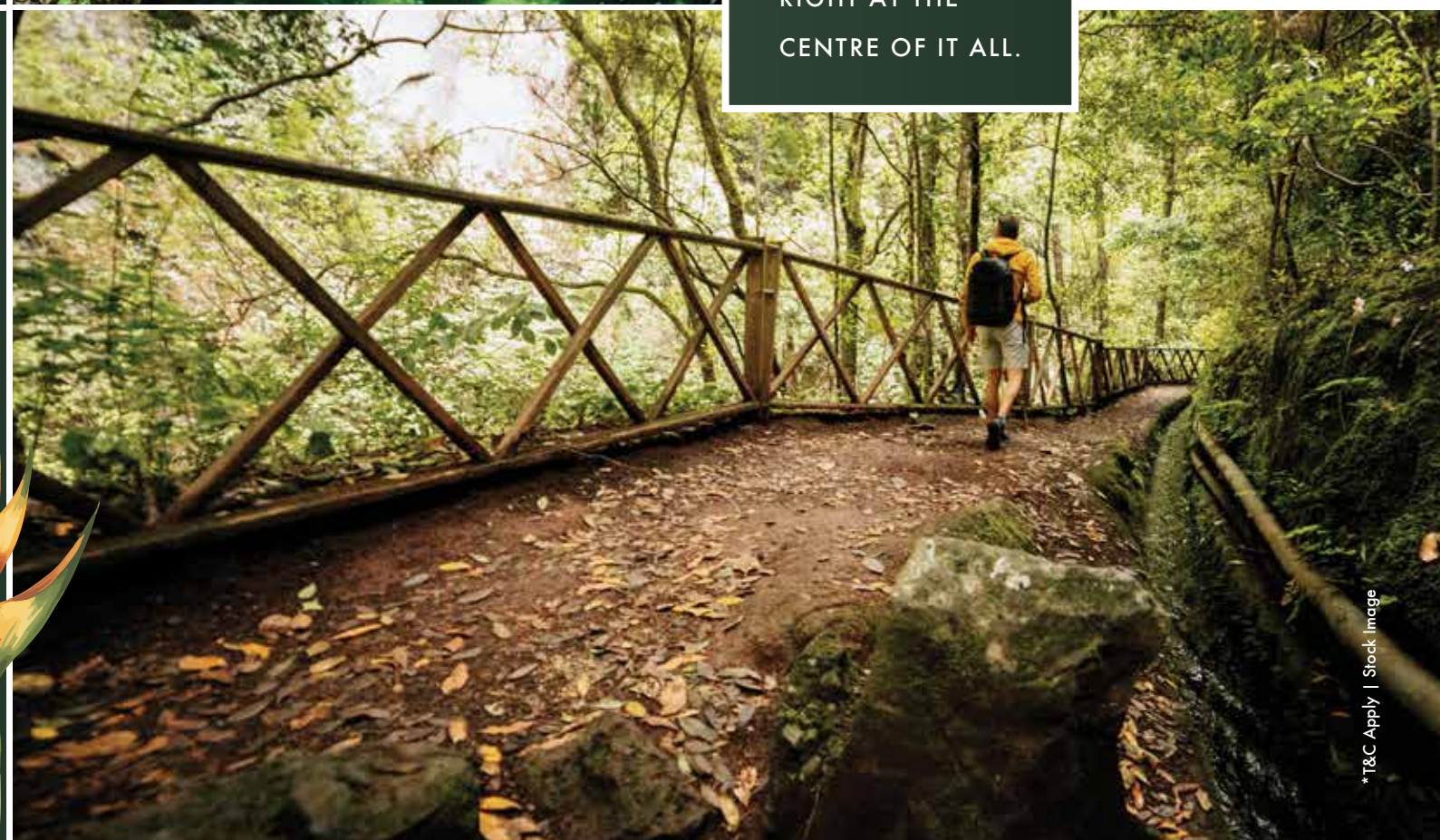
And yet, right in the heart of Mumbai. A hilltop retreat that puts you closer to everywhere. Next to the Eastern Freeway. Connected to the suburbs, the business districts and the city beyond.

A place with more room to live, more room to play, more room to explore. Where the feeling of a holiday becomes part of everyday life.

**THE PERFECT  
ESCAPE.  
RIGHT AT THE  
CENTRE OF IT ALL.**

Mumbai is where we claim to live. Getting away is how we deal with it. Long weekends. Holidays. Vacations. Mumbaikars are always looking for a reason to get away. To find a little greenery. A little quiet. A little breathing room. To spend quality time with family, away from the demands of the city.

But why should the life we long for be somewhere else?  
Why should finding a little peace mean leaving Mumbai behind?



YOU DON'T JUST LIVE  
IN MUMBAI. ENJOY A  
VACATION AT ITS  
CENTRE.



Today, Mumbai's centre of gravity is moving.  
And Mount Chembur puts you right where the city is headed.

South Mumbai and Fort are minutes away via the Eastern Freeway. BKC, the city's business powerhouse, is within easy reach. The Eastern Freeway and SCLR connect you to the suburbs, while Atal Setu opens up Navi Mumbai and the new airport.

With the new Chembur Connector adding to your connectivity, the city opens up in every direction.

Work, play, shop, dine, celebrate or unwind.

Wherever Mumbai takes you,  
you're never too far away.

# MOUNT CHEMBUR

A MUMBAI, ABOVE MUMBAI.





## Roadways

Direct access to some of Mumbai's key roads and bridges:

Eastern Freeway  
Eastern Express Highway  
BKC Connector  
Santacruz-Chembur Link Road  
Atal Setu  
Vashi Bridge



## Railways & Metro

Connected through Mumbai's expanding rail and metro network:

Metro Line 2B  
Metro Line 4 (upcoming)  
Monorail  
Harbour Railway Line



## Seaways

Access to eastern waterfront and ferry routes

Eastern Waterfront Harbour  
Upcoming Sea Routes  
Ferry Routes

~ 30 MINUTES FROM KEY BUSINESS DISTRICTS\*

BKC | Lower Parel | Fort | Powai | Thane | Vashi | Andheri

# PROPOSED CHEMBUR CONNECTOR

DP REMARKS PLAN 2034



SOURCE: BMC WEBSITE



600 METRES Long  
Partially Elevated



60 FT. WIDE  
Connector Road



Links CG Road To  
Mount Chembur



\* Map not to scale  
• Source for data: Google Maps  
• Distances mentioned are approximate.

Locations/Landmarks mentioned above are as per their presence in and around the project site as on April 2026. These landmarks/locations are subject to change from time to time and the Promoter has no control over the same.

**THE NEW  
CENTRE OF MUMBAI  
ISN'T JUST IN  
THE MIDDLE OF EVERYTHING.**

**IT HAS EVERYTHING.**

# C MOUNT CHEMBUR

A MUMBAI, ABOVE MUMBAI.

**IMAGINE THE VACATION LIFE EVERY DAY,  
IN THE HEART OF THE CITY.**



Perched at a cozy height above the city, the noise falls away. Breathing becomes easier. The city opens up in new ways. The sky gets bigger. The hills come closer. And, from higher up, the sea appears.

Six essential parts of a life designed to feel like a getaway. The vacation life.

Not away from the city. Above it.



# One World.

**6 ESSENTIALS  
FOR EVERYDAY  
VACATION  
LIVING.**



Your home can be a world of its own.  
A place where you don't just come  
home; you come alive. Where life has  
more reasons to step out. More  
reasons to stay. And fewer reasons  
to leave.



# HOSPITALITY



Mumbai's next big  
world-class destination  
is your own  
neighbourhood.  
For the pleasure of  
staying, dining, meeting  
and being entertained.



The city's best schools and colleges are close.  
But learning, growing and discovering can be  
even closer, with institutions of its own.



\*T&C Apply | Stock Image

# EDUCATION

RETAIL



When you're in the centre of  
the city, how can  
the best work be far away?  
Discover a new way of  
working, closer to life.

From fashion and lifestyle to  
everyday essentials, there is  
more to discover, indulge in,  
and bring home.

TOGETHER, THEY CREATE  
SOMETHING MUMBAI HAS NEVER  
HAD BEFORE.

A COMPLETE WORLD OF LIVING.  
RIGHT IN THE HEART OF THE CITY.



CONVERGE

# RECREATION



More ways to play. More ways to unwind. More experiences to make every day feel different.



Beautifully designed houses.  
A community that feels like home.  
And residences with views of the mountains, all within a larger world of living.



# RESIDENTIAL

# THE CITY AROUND YOU.

## THE ESCAPE WITHIN IT.

While the world prefers the Doughnut Effect.  
Mumbaikars deserve a reinvention of their core.  
Mount Chembur puts your family at the centre of  
everything that makes Mumbai exciting.  
Everything that makes life better.  
All within reach. All in one place.



DAILY STAYCATION.

BECAUSE THE LIFE YOU  
WANT IS BUILT INTO YOUR  
EVERYDAY LIVING.

At Mount Chembur, your everyday life is above anything Mumbai has ever experienced. It's a world of possibilities, from quiet moments surrounded by greenery, to sport, play, wellness and time spent together.

There is always something to do, somewhere to go, or simply a place to pause and enjoy the day. In the very heart of the city



THE CLUBHOUSE

THREE LEVELS. A WORLD OF ITS OWN.

LEVEL 1: MOVE & CREATE

Gymnasium • Pilates • Yoga

Indoor Games • Virtual Gaming

Live Art • AV Room



LEVEL 2: MEET & CELEBRATE

Banquet Hall • Private Dining • Guest Rooms

Business Centre • Pre-Function Lobby



LEVEL 3: UNWIND & INDULGE

Jacuzzi • Spa & Salon • Steam & Sauna

Library • Café



GREENERY & WELLNESS

SPACE TO BREATHE. SPACE TO BE.

Elevated Sky Walk • Hammock Seating

Picnic Spot • Yoga & Meditation

Open Gym • Jogging Track • Cycling Track



SPORT

PLAY YOUR GAME.

MAKE IT PART OF EVERY DAY.

Basketball • Badminton

Volleyball • Pickleball



SOCIAL LIFE

MORE REASONS TO COME TOGETHER.

Amphitheatre • Outdoor Library • Sky Canopy



WATER & LEISURE

SLOW DOWN. DIVE IN.

STAY A WHILE.

Infinity-Edge Swimming Pool

Kids' Pool

Water Cascade

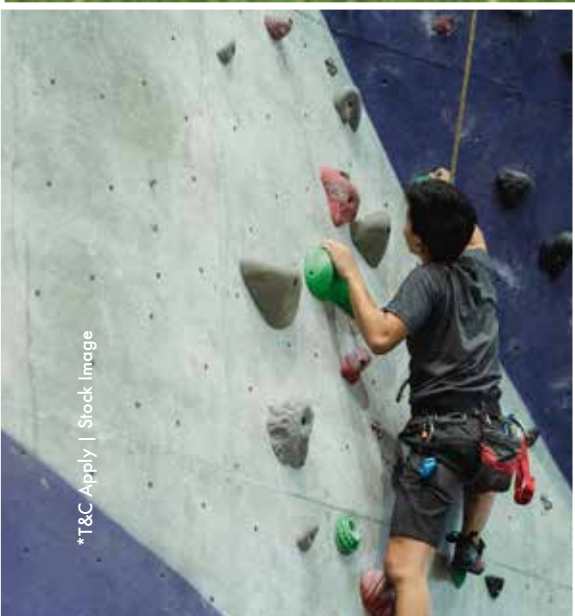


PLAY

LET CHILDHOOD RUN FREE.

Skating Rink • Rock Climbing • Golf Putting • Cricket Net

Outdoor Play Station • Wall Climbing





With 40+ years of legacy, we at Chandak Group aim to transform the Real Estate canvas of Mumbai. Today, our humble yet significant contribution to the growth of the city stands as testimony to our reliability.

With 21 million+ sq. ft. developed, every brick laid, and every blueprint drawn is an effort led by our passionate team. Our unwavering commitment to Excellence In Delivery has been our foundation, and with 45+ completed projects we are proud to have fulfilled this promise and create spaces for over 12,000+ families who provide us with optimism to stand by our tagline Promises Made. Promises Kept.



Years of creating landmarks across Mumbai



45+ Completed projects



21 Million+ sq. ft. developed



12,000+ Happy families

#### SPEEDY DELIVERY

All projects completed on or before time.

#### SHAPING LANDMARK ADDRESSES

Excellence in delivery. For 4 consecutive years, from 2020 to 2023.

#### WINNING HEARTS AND AWARDS

IGBC Green Homes Silver, IGBC Green Building Project Awards, 2025.



## LET YOUR ESCAPE FROM MUMBAI BECOME A HOMECOMING.

BECAUSE THE CITY THAT HAS GROWN AROUND US  
NOW HAS SOMETHING NEW GROWING AT ITS CENTRE.

A place where you can live above the city.

Where more of life is within reach.

Where the hills give you space. Where your children  
discover that a better world is possible.

Where Mumbai gives you everything  
you could ever ask for... and more.

# PRESENTING C MOUNT CHEMBUR

A MUMBAI, ABOVE MUMBAI.