

 H.RISHABRAJ

63 GMA

GOREGAON [W]

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—  —
ENERGIZING HAPPINESS!



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Location

Master Plan

GoldMedal Avenue

Design

Offerings

H. Rishabraj Group

Team



Dear Prospective Lessee,

It is with genuine pleasure that we welcome you to an exclusive world – a world where you will soon be able to access the most sought after commercial workspace in the heart of Mumbai’s western suburbs. We personally invite you to 63 GMA, a project developed by H. Rishabraj Group, thought leaders in the real estate redevelopment space. With a strong focus on creating iconic landmarks that will transform Mumbai’s skyline, our company aims to deliver 5 million square feet of grandeur by 2030.

WORKPLACE OF THE FUTURE - 63 GMA

63 GoldMedal Avenue provides corporates with the opportunity to deliver world-class services from Mumbai’s well-established Commercial Hub, Goregaon West. In addition to being a premier development, leasing a property here means that you rent real estate that’s suited to the needs of your business, and as such, you enjoy the benefits of working among a global business community.

A bespoke project that forays into the future of real estate, one of the great strengths of 63 GMA is our dynamic design envisioned by a group of expert professionals in their respective spheres who have come together to work with us. We are particularly committed to developing a building where the occupants feel inspired everyday. The result is an inviting combination of indoor and outdoor spaces for occupants and visitors.

Apart from ensuring a productive working environment, 63 GMA also gives us an opportunity to offer you the highest level of quality assurance, vastu-compliant offices replete with green spaces, private decks, and of course, spacious and welcoming workspaces.

We look forward to being a channel for your growth through this space, and would be happy to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harrish'.

Mr. Harrish Kumar Jain
Founder and Managing Director, H. Rishabraj Group

At H. Rishabraj Group, we believe

the best real estate redevelopment

solutions occur when design, construction,

and finance are tightly integrated.



MAP KEY

- 1.1 kms from Goregaon Railway Station
- 1.2 kms from Goregaon Bus Terminus
- 7.0 kms from Mumbai Metro Terminus at Versova
- 2.0 kms from Western Express Highway
- 1.5 kms from the proposed Goregaon-Mulund Link Road
- 11.0 kms from the International Airport via the Sahar Elevated Road
- 4.3 kms from Nesco Exhibition Centre
- 2.6 kms from Oberoi Commercial Complex
- 2.9 kms from Mindspace
- 0.5 km from Lifeline Medicare Hospital

Location

THE CENTRE OF CONVENIENCE

63 GMA is a landmark that defines the new business precinct of Goregaon; a 4,25,000 sq. ft. construction and development project that is a seamless extension of Mumbai's existing Central Business District.

One of the most inviting aspects of this new business centre is its location on SV Road. Offset from high-traffic intersections, what makes 63 GMA attractive for prospective business houses is the removed compound wall providing easy access to surrounding retail spaces on the North Wing. The Railway Station, Bus Stops and Taxi Stands are well situated nearby and everything is seamlessly connected via the Western Express Highway for easy access to the best that Goregaon has to offer.



Master Plan

THE NEW BUSINESS METROPOLIS OF MUMBAI

63 GMA is a commercial complex in the heart of Mumbai's suburbs. A 31-storey landmark project with some of the best technical, engineering, and architectural elements, it is the workplace of the future. With smart planning, green spaces, private decks, sustainable design, and a vision that adheres to the highest standards of quality and efficiency, 63 GMA aspires to evolve into the new capital of progress.

OVERALL FLOOR BREAKDOWN

G+1 - Retail

2-7 - Podium Parking

8-15 - Single Floor Plate - approx. 10,000 sq. ft. each

16-20 - 9,500 sq. ft. each

21-28 - 10,350 sq. ft. each

29-31 - Private Office Suites with Swimming Pool and Terrace Gardens - approx 22,000 sq. ft.

SPATIAL DETAILS

Plot Area – 3,593.60 sq. m. (i.e. 38,682 sq. ft.)

Construction Area – Approx. 4,25,000 sq. ft.

Basement + Ground + 31 Floors

120 m High Landmark Structure

PROJECT STATUS

Commencement Certificate (CC) received and Project is registered with RERA

First Commencement Certificate (CC) – 12th Nov, 2020

Present Status – Plinth completed, full approvals in place

Expected Date for Fitout Possession - Dec 2023



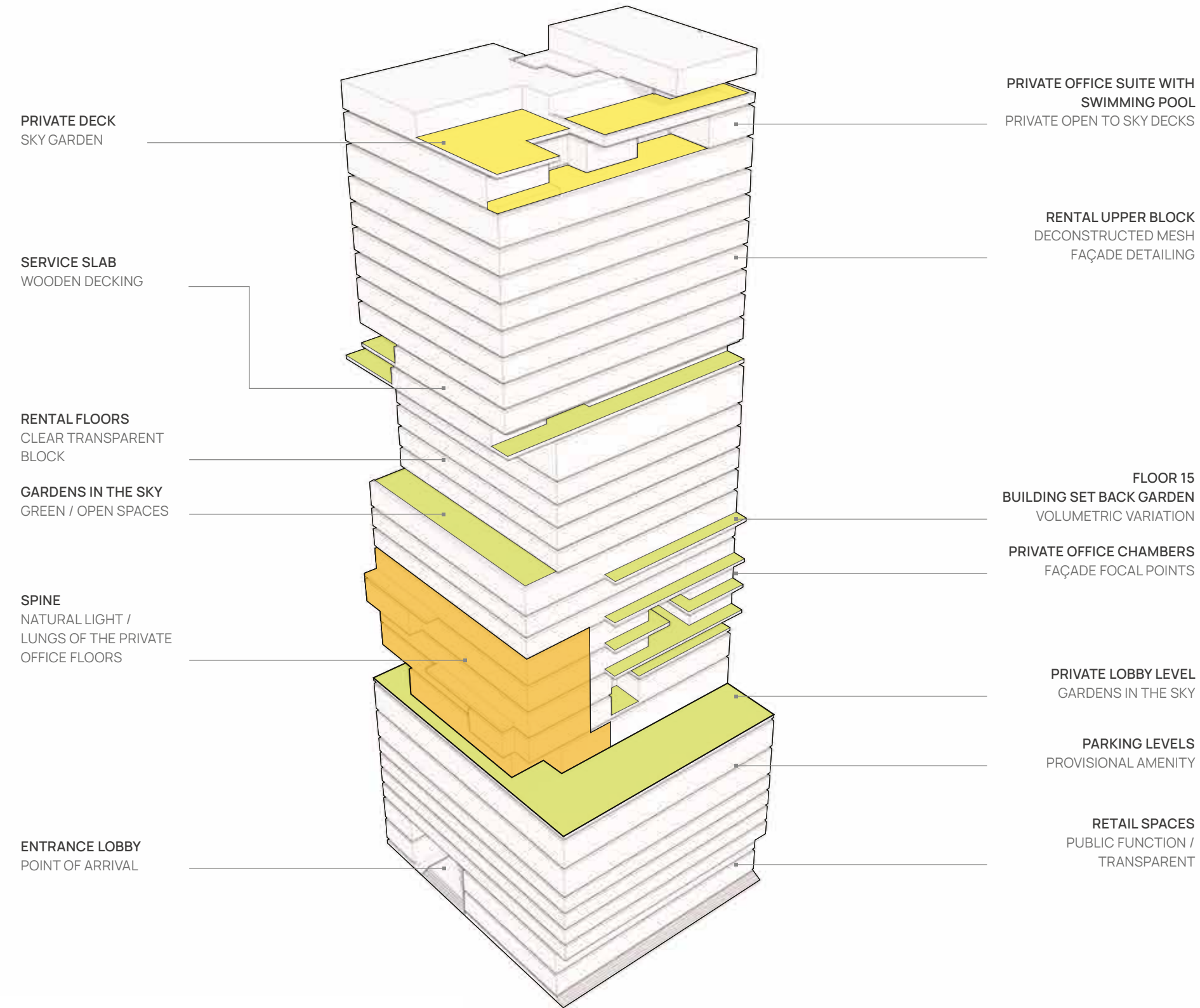
GoldMedal Avenue

SYNERGISING FOR GROWTH

The H. Rishabraj Group and the GoldMedal Group share a long-standing business association that draws from their respective strengths of development and business acumen. As they journey together towards growth, GoldMedal continues to show trust and faith in the work of H. Rishabraj by investing and housing their physical offices at 63 GMA - a landmark project named after its patron, GoldMedal Avenue. This emblematic building will also serve as the business premises for the H. Rishabraj and team.

“ Ideas are yesterday, execution is today, and excellence will see you into tomorrow.”

- Mr. Harrish Kumar Jain, Founder and Managing Director, H. Rishabraj Group



Design

A DESIGN DETERMINED BY INNOVATION

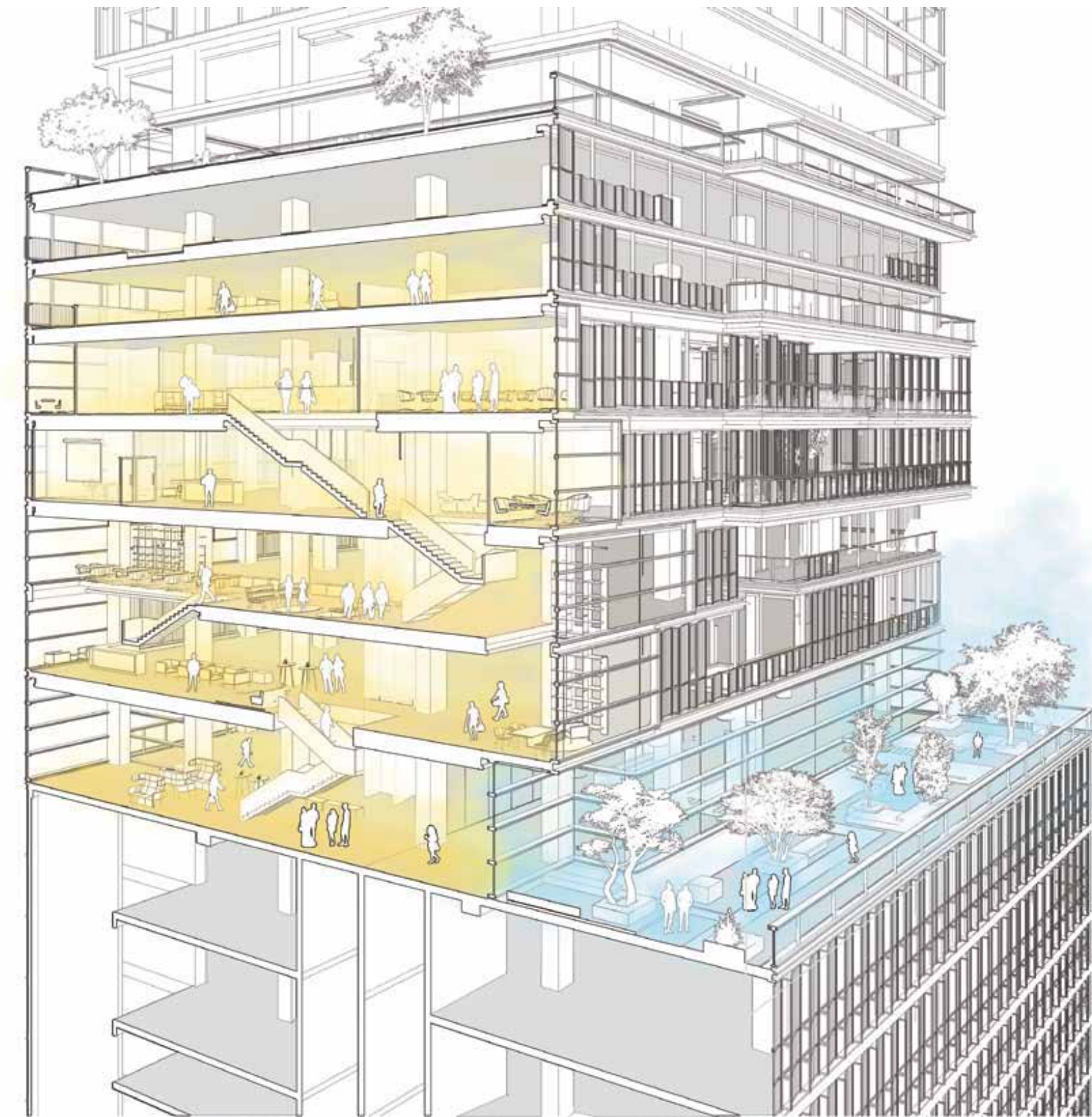
63 GMA features the latest design innovation that helps ensure your workspace is on the cutting-edge, technology wise. Vastu-compliant and sustainable systems appear throughout the master plan to ensure energy requirements are minimised and water is conserved.

The layering strategy is designed to maximise views, aesthetics, and built-up carpet area. The proposed structure accommodates the use of mixed-use land, while adhering to zoning and massing regulations.

“Architecture should speak of its time and place,
but yearn for timelessness.”

- Frank Gehry





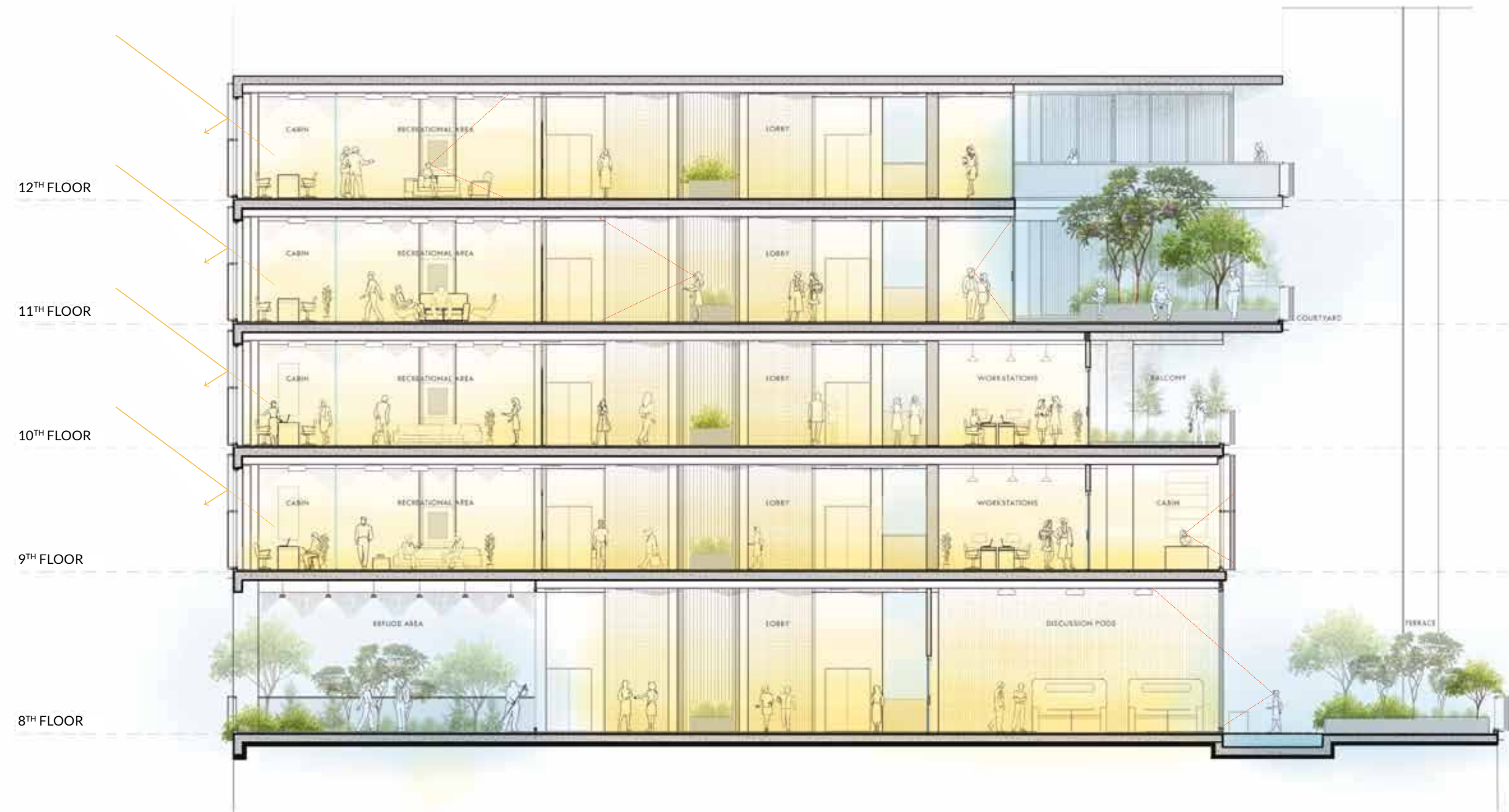
Design

SPINE AND FAÇADE ARTICULATION

The Spine with its clear, seamless glazing, natural light, and visual openness act as the building's 'lungs,' creating just the right atmosphere for a meeting of any kind.

The perfect place for work and play, the North Spine is wrapped in a skin of clear glass allowing for natural light to flood the internal office spaces creating a beautiful work environment. Along with meeting rooms, the North Spine features reading areas, discussion pods, a grand lobby, a foyer, cantilevered balconies, elevator shafts, terrace decks, an open library, and a coffee bar.

The structural framework of the building is concealed under warm and natural wooden decking to create an ambience conducive to both, work and play. The service core is screened and layered using aluminum louvres that create a unified central vertical for the building.



Design

GREEN SPACES AND PRIVATE DECKS

A result of innovative planning, 63 GMA integrates nature into the essence of its master plan. It offers a green, close-to-nature respite to its Mumbai inhabitants by integrating the outdoor into the indoor. Featuring private decks and several lush green plantations including sky gardens that insulate the roof from the heat of the sun, 63 GMA is designed so you can feel close to nature right in the middle of the city.



“Beauty is the harmony of purpose and form.”

- Alvar Aalto





Offerings

BLUEPRINT OF INGENUITY

The amenities at 63 GMA combine broad practicalities with a thoughtful sense of detail. The intent is to provide human design that works perfectly, tailored as it is to the corporate context.

GRAND ENTRANCE LOBBY

The double height lobby with glass canopy at drop off points and high speed elevators is designed keeping in mind workspace foot traffic flow.

CAFETERIA

The cafeteria in the entrance lobby is a lively dining space designed to serve the entire building.

RETAIL SPACES

A 13,000 sq. ft. retail space covers two stories and features an inclined glass detailing for it to stand out at road level against the rest of the building.

OFFICE SPACES

Office floors spanning approximately 25,000 sq. ft. are articulated with clear glazing without meshes to exaggerate the floating nature of the upper office floor block further separating the volumetric forms that constitute the design. Strategic removal of meshes creates a façade that provides

variety in the overall built volume and shields each floor from the harsh south sunlight. The north face of the block is completely open and allows for cooler natural light to penetrate into the office spaces.

PRIVATE DECKS, OFFICES, AND SWIMMING POOL

A private swimming pool with an infinity edge of glass terminates the structure against the sky. The building houses a private office suite on 29th, 30th, and 31st floor. The building volume recedes back towards the sky releasing open to sky decks with special curved glass details.

PARKING LEVELS

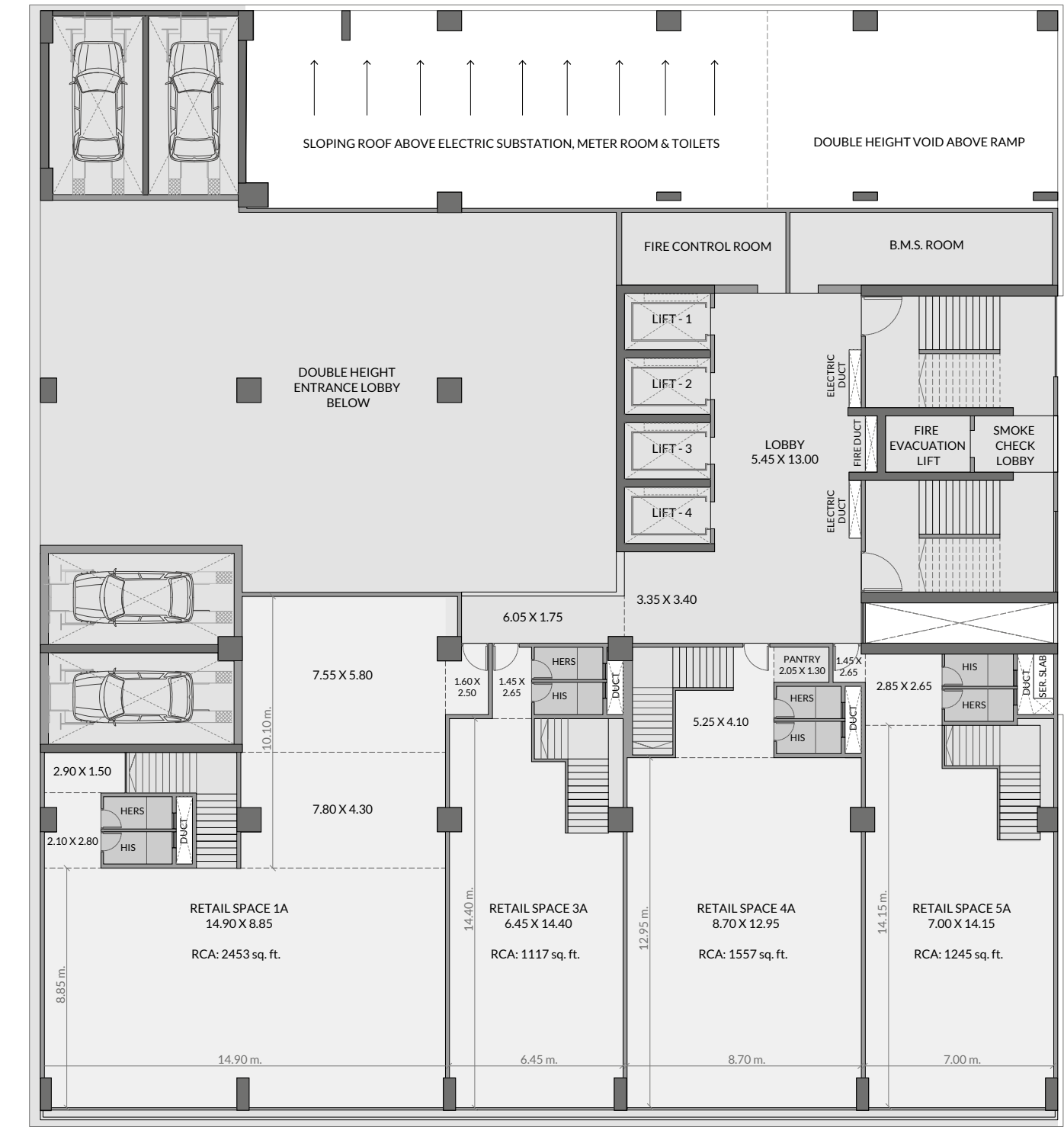
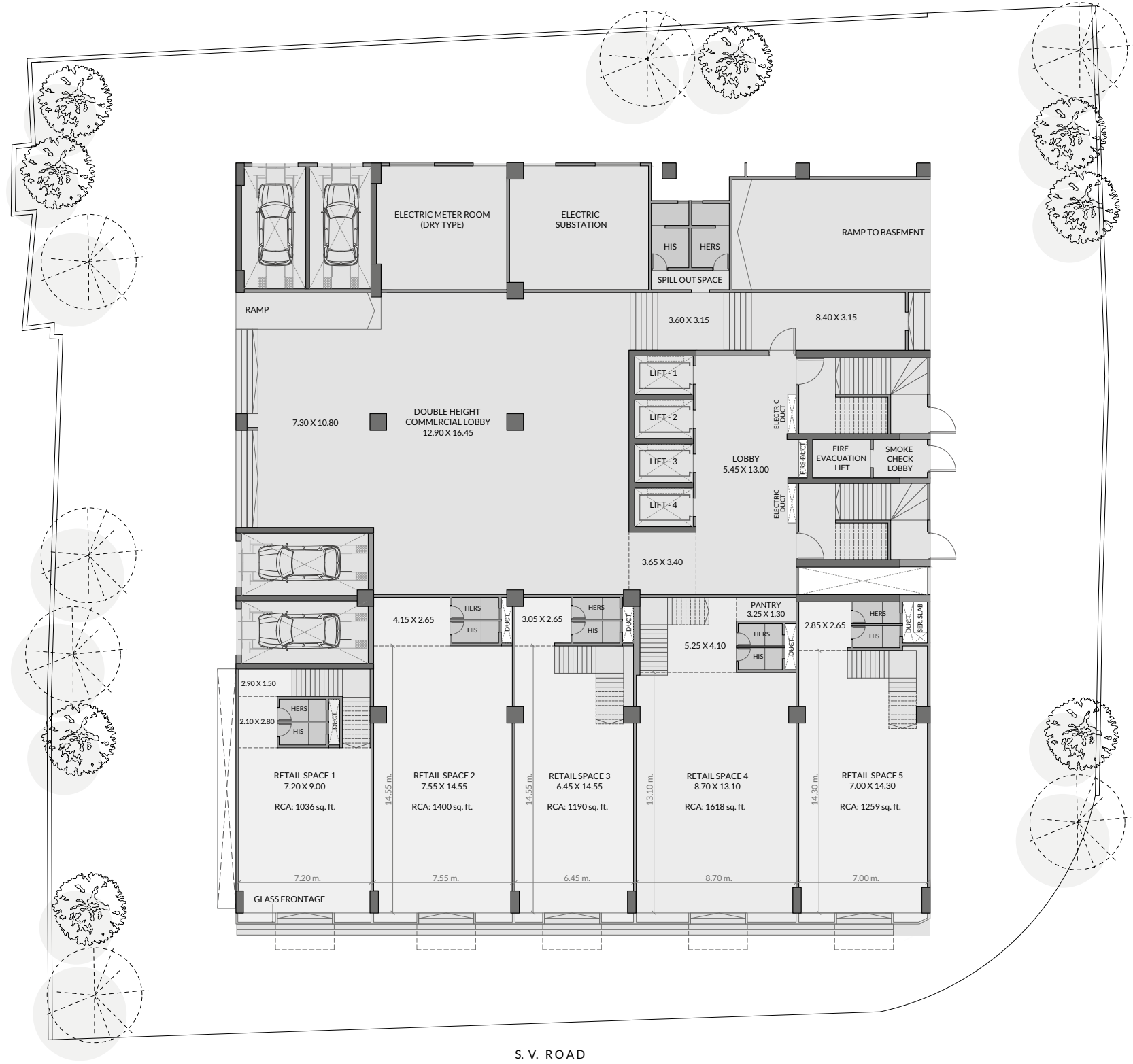
An aluminium mesh façade hides the parking level from the road level without compromising on ventilation. Following international norms, parking floors are designed to ease the process of finding a parking spot, while ensuring energy efficiency, reducing waiting time, optimising space, and increasing productivity.



lamborghini

audemars piguet

audemars piguet



14TH FLOOR PLAN 
RERA CARPET AREA

Office Suite - 10304 sq. ft.



17TH TO 20TH FLOOR PLAN 
RERA CARPET AREA

Office Suite 1 - 1614 sq. ft.

Office Suite 2 - 2987 sq. ft.

Office Suite 3 - 3769 sq. ft.



23RD TO 28TH FLOOR PLAN
 RERA CARPET AREA



- Office Suite 1 - 4406 sq. ft.
- Office Suite 2 - 4813 sq. ft.



“A great building must begin with the unmeasurable, must go through measurable means when it is being designed, and in the end must be unmeasurable.”

- Louis Kahn

INDUSTRIAL

Name of Project	Location	Year Started	Completed
Raj Rajendra Industries Limited	Umbergaon GIDC	1994	1995
Sumti Spintex Pvt. Ltd.	Sanjan, Gujarat	2006	2007
Raj Rajendra Industries Limited	Palghar, Maharashtra	2009	2010

RESIDENTIAL

Name of Project	Location	Year Started	Completed
Raj Bhavan	Daulat Nagar, Road No. 9, Borivali (East)	2010	2012
Shyam Krupa	Daulat Nagar, Road No. 3, Borivali (East)	2009	2010
Raj Sahayog	Daulat Nagar, Road No. 5, Borivali (East)	2009	2011
Raj Swastik	Daulat Nagar, Road No. 1, Borivali (East)	2009	2011
Vasant Vijay	Patel Nagar, Kandivali (West)	2010	2013
Jai Tirth	Daulat Nagar, Road No. 10, Borivali (East)	2010	2013
Gopal Darshan	Daulat Nagar, Road No. 9, Borivali (East)	2010	2014
Shital Smith	Ashok Nagar, Kandivali (East)	2010	2014
Shree SatyaNarayan Bhuvan	Daulat Nagar, Road No. 7, Borivali (East)	2013	2014
Navkar Bhavan	Daulat Nagar, Road No. 7, Borivali (East)	2013	2015
Das Bhavan	Mamledarwadi, Malad (West)	2011	2016
Om Namoh Shivay	Jay Prakash Nagar, Goregaon (East)	2013	2016
Raj Villa	Jawahar Nagar, Road No. 17, Goregaon (West)	2012	2016
Anton	Dahanukar Wadi, Kandivali (West)	2017	2019
Sunderbaug	Parbat Nagar, Dahisar (East)	2015	2019
Hira Kutir	Shivaji Chowk, Malad (East)	2018	2020
Raj Radheshyam	Jawahar Nagar, Road No. 17, Goregaon (West)	2013	2017
Kamalkunj	Daulat Nagar, Road No. 9, Borivali (East)	2015	2017
Sankeshwar Darshan	Daulat Nagar, Road No. 9, Borivali (East)	2019	2020
Rishabraj Elegance	Kandivali (West)	2019	2021
Rishabraj Divine	Daulat Nagar, Road No. 10, Borivali (East)	2019	2020

Projects completed by H. RISHABRAJ GROUP

H. Rishabraj Group

The Rishabraj brand is synonymous with goodwill, quality, customer satisfaction, and trust. And with Mr. Harrish Kumar Jain spearheading the company into carving its own niche in the redevelopment space, the Group today has about a million square feet under various stages of planning and execution. Having completed 18+ projects over the past few years, the company is known to deliver on promises and in turn, deliver smiles to the faces of every valued client.

“No excuses. No explanation.
You don't win on emotion.
You win on execution.”

- Mr. Harrish Kumar Jain, Founder and Managing Director

Team

The consultants for 63 GoldMedal Avenue have a combined experience of several decades, and have collectively overseen 100+ projects in India. The project is a coming together of a competent and skilled team adept in the latest technology and trends.

Studio UF + O - Principal Design Architects

Studio Urban Forms + Objects is a Mumbai-based design studio focused on creating architecture driven by innovation in material research and construction. The studio is best recognised for pushing the design envelope with the unconventional use of materials and reimagining them in architectural forms. As a collective effort, Studio UF+O projects are examples of sustainable design principles combined with material experimentation and digital new-age processes of manufacturing. This complex amalgamation of process and products is inherently non-linear and unique to the brief of every project.

Somaiya & Associates - Associate Architects

Somaiya & Associates is a leading architectural firm known for blending conventionalities, trendsetting approaches, and environmental factors to create and deliver extravagant design solutions.

Unisteps Consultancy Pvt. Ltd. - RCC Designers

Unisteps Consulting Private Limited is a RCC structural engineering consultant providing services for industrial and residential projects pan-India. The company uses advanced technology to provide a range of structural and reliable RCC design works as per requirement with effective and timely delivery.

Chamunda Consultant - Liaisoning Architect

Chamunda Consultants delivers 360° liaisoning services to the real estate industry. The company offers streamlined processes for application, compliance, and registration of architectural businesses.

United One Infra Pvt. Ltd. - Civil Contractor

United One Infra Private Limited is a construction company with a team of skilled interior decorating professionals that consistently deliver high quality designs at competitive prices. The company develops accurate pre-construction budgets, as well as efficient and cost-saving construction methods. With a wealth of four decades in the real estate industry, United One Infra has a vision to create world class residential, commercial, and infrastructure spaces that will define the future of our nation.

Nexus Project Solutions Pvt. Ltd. - Project Management & Consultancy

Nexus Project Solutions (NPSPL) is a full service, multi-disciplinary organisation specialised in construction project services and management. NPSPL has a wide range of experience in project management and consultancy services for engineering intensive construction projects like commercial complexes, high-rise buildings, residential projects, corporate offices, hotels, retail centres, shopping malls, and religious houses.

TATA Capital Housing Finance Limited - Finance Partners

Tata Capital Housing Finance Limited (TCHFL) is a wholly owned subsidiary of Tata Capital Limited and is registered with the National Housing Bank as a Housing Finance Company, offering long-term funds for housing purposes. TCHFL's wide range of products includes loans for purchase and construction of residential units, purchase of land, home improvement loans, home extension loans, project finance loans to developers, among others.

All images are customised digital representations and renders to be executed on site. They are specifically created for the project.

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Brochure Design - studioanugraha.com

Production - Omniscient Communications (deven@omniscient.in)

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GOREGAON [W]



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MahaRera number : P51800027330 (<https://maharera.mahaonline.com>)

PROJECT IS FUNDED BY
AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED

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