THE HOUSE OF ABHINANDAN LODHA™

THE DETAILS
BEHIND THE EXTRAORDINARY

INDIA'S MOST IRREPLACEABLE ADDRESS



THE RIDGE

MASHOBRA

'HOUSE OF ABHINANDAN LODHA' HAS BEEN ESTABLISHED IN 2020 AND IS NOT, IN ANY MANNER, ASSOCIATED WITH 'LODHA' OR 'LODHA GROUP'.

THE HOUSE OF ABHINANDAN LODHA™

3rd Floor, Lodha Excelus, Apollo Mills Compound, NM Joshi Marg, Mahalaxmi, Mumbai, Maharashtra 400011.

www.hoabl.com

The House Of Abhinandan Lodha

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The Project 'Bohemian Chateaus' (residential) is being developed by Aegis Center Point Developers Private Limited ("Promoter") and registered with Himachal Pradesh RERA under Registration No. RERAHPSHP04180029 available at https://hprera.nic.in/. All images, information, renderings and landscaping are purely artistic impressions and are indicative only for representation purposes unless otherwise stated. Unit plans are subject to minor changes, refinements or adjustments at a later stage due to design, technical, statutory or construction requirements. Unit plans are asubject to minor changes, refinements or adjustments at a later stage due to design, technical, statutory or construction requirements. T&C apply. The information in this document has been compiled from publicly available and secondary sources and is intended solely for informational purposes. It should not be construed as legal, financial, technical, or investment advice. Source: Shimla Water Catchment Sanctuary - HP Forest Department Notification FFE-B-F(6)-11/2005-II, dated 7 June 2013. The actual development may vary and shall be governed by the approved plans, subject to terms and conditions of the definitive documents. Visit www.hoabl.com or contact us at 3rd floor, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai 400011.

THE RIDGE

MASHOBRA

THREE SECURITY LAYERS. ONE UNCOMPROMISING STANDARD.

CONTROLLED ENTRY

Access-controlled entry with boom barriers, long-range vehicle readers and RFID-enabled vehicle access.

COMPREHENSIVE SURVEILLANCE

CCTV monitoring across entrances, common areas, the Club building lobby and lift lobbies.

CENTRALISED SECURITY MONITORING

A dedicated BMS room monitors CCTV, burglar alarms, panic buttons and gas detectors for enhanced safety and security.



INTEGRATED WATER MANAGEMENT SYSTEMS

WATER SUPPLY

Designed with a hydropneumatics and gravity-flow system for efficient and reliable distribution.

WATER DISTRIBUTION

CPVC is used for internal water supply, uPVC for soil and waste lines, and DWC Pipe (SN-8) for the external sewer network.

POTABLE WATER

A potable drinking water connection from local authorities is provided in accordance with applicable local regulatory norms.

RECYCLED WATER

Flushing water in the Club Building is supplied through a water recycling system.

RAINWATER HARVESTING

Rainwater harvesting systems are provided, with borewells serving as an additional source of water supply.

CORE INFRASTRUCTURE, SEAMLESSLY INTEGRATED

FIRE PROTECTION

Comprehensive fire-safety systems include sprinkler riser pipes, water sprinklers in Club parking areas, smoke detectors and fire alarm systems, fire hydrants and hose reels, along with underground and overhead firefighting tanks.

DG POWER BACKUP

DG power backup is provided for water pumps, fire pumps, elevators and common-area lighting in the Club Building, with an automatic changeover facility for uninterrupted essential services.

WASTEWATER MANAGEMENT

Wastewater and sewage are treated through a Sewage Treatment Plant (STP), with recovered water reused for irrigation and Clubhouse flushing.

SUSTAINABILITY

Rainwater harvesting is provided, complemented by solar energy for common-area lighting in the Club Building.





STRUCTURAL, ELECTRICAL & ARCHITECTURAL SPECIFICATIONS

STRUCTURAL DESIGN

Villas feature RCC beam-slab construction with 150–200 mm structural slabs, designed to meet Seismic Zone IV earthquake-resistant requirements.

FLOOR HEIGHTS

A finished floor-to-floor height of 3,300 mm creates a sense of spaciousness across the villas.

ELECTRICAL FIXTURES

Electrical switches and sockets are specified as Legrand or equivalent.

INTERNAL WIRING

Villas use 1100 V-grade PVC-insulated copper conductor stranded flexible FRLS wires, with typical sizes of 1.5 sq.mm for lighting, 2.5 sq.mm for socket circuits, 4 sq.mm for power circuits, and 6 sq.mm for AC and heat-pump circuits.

LIGHTNING PROTECTION

A dedicated lightning arrester system is provided for enhanced protection.

FAÇADE DESIGN

The façade brings together Raw Pine ACP panelling with a warm wood finish, complemented by Sandblasted Teak stone wall cladding and engineered stone accents.

GLAZING & FRAMING

Dark Grey aluminium glazing with full-height sliding windows is framed by Asphalt Grey metal C-channels, creating a distinctive architectural expression and defining the roof profile.

ROOFING

A metal shingle roofing system with an insulated, weatherproof construction is complemented by Raw Pine ACP soffit panelling beneath the roof overhangs.

BALUSTRADES

Laminated glass railings with wooden handrails add a refined, contemporary finish while maintaining visual openness.

ARRIVAL & ENTRANCE EXPERIENCE

PRIVATE PARKING

Each villa features an individual driveway with one dedicated open parking space.

UTILITY ACCESS

A separate entrance to the utility room ensures convenient and discreet service access.

SMART ENTRY

The main entrance is secured with a digital keypad lock, combining convenience with enhanced security.

MAIN ENTRANCE DOOR

Crafted with a solid wood / veneer finish and exterior PU coating, complemented by Kich / Dorset / Magnum or equivalent premium door fittings.

ENTRANCE FOYER

The foyer features elegant tile flooring, gypsum plaster and painted walls, and matching tile skirting for a refined first impression.

VIDEO DOOR PHONE

A Video Door Phone at the entrance foyer enables convenient visitor identification and controlled access.



WINDOWS, BALCONIES & INTERIOR FINISHES

LIVING, DINING & BEDROOMS

Feature openable sliding windows with anodised / powder-coated aluminium or uPVC frames and clear glass for natural light and views.

KITCHEN

Equipped with sliding windows in matching anodised / powder-coated aluminium or uPVC frames with clear glass.

TOILETS

Feature openable windows with matching frames and frosted glass for privacy.

LIVING & BEDROOM BALCONIES

Feature MS railings with a durable paint finish.

UTILITY & OTHER BALCONIES

Equipped with sliding windows in matching anodised / powder-coated aluminium or uPVC frames with clear glass.

KITCHEN FLOORING & FINISHES

The kitchen is finished with vitrified tile flooring and vitrified tile surfaces.

UNDERFLOOR HEATING

An electric coil-based underfloor heating system is provided, with dedicated switch and socket provisions in the kitchen.

BATHROOM FINISHES & FITTINGS

MASTER BEDROOM TOILET

Finished with vitrified tiles, complemented by a refined combination of tile, mirror and glass, along with a Marble / Granite countertop.

MASTER BATHROOM COMFORT

Features inline geysers for the bathtub, along with electric coil-based underfloor heating for added comfort.

PREMIUM BATHROOM FITTINGS

Bathroom fittings are specified as Kohler / Grohe or equivalent, with Kohler / Grohe / Isenberg or equivalent WC fittings.

OTHER BEDROOM TOILETS

Finished with vitrified tiles, vitrified tile dado and a Marble / Granite countertop, along with electric coil-based underfloor heating and a storage geyser for hot water. Premium Kohler / Grohe or equivalent fittings complete the bathrooms



SEAMLESS MOVEMENT & CIRCULATION

PRIVATE VILLA ELEVATOR

Each villa features one passenger elevator by Gilco Global / SJEC or equivalent, ensuring seamless movement across levels.

ELEVATOR INTERIORS

The lift is finished with marble flooring, gypsum plaster and paint, complemented by a Marble / Granite lift-door architrave.

STAIRCASE FINISHES

Staircase flooring features an Astra Walnut finish (Urban), complemented by diagonal skirting along the dado / walls.



CORRIDORS, UTILITY & STORE AREAS

FUNCTIONAL FINISHES

Corridors, utility and store areas feature vitrified tile flooring, gypsum plaster and painted walls, tile skirting, along with switch and socket provisions.