

DOWNTOWN POWAI SEZ

Mumbai

Downtown Powai – SEZ is a thoughtfully designed commercial development located in a well-connected urban zone. It offers a modern workspace environment that integrates dynamic seating formats, collaboration zones, and a vibrant cultural spine. The campus fosters a holistic approach to workplace design, enriching productivity and supporting evolving employee needs. Seamless access to transportation links and vital social infrastructure further enhances its appeal as a contemporary corporate destination.

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The campus sets the tone for progressive work environments through its blend of modern infrastructure, vibrant Communities, and state-of-the-art amenities.



KEY STATISTICS

9.0 Acres
CAMPUS AREA

1.6M sf
TOTAL LEASABLE AREA

1.5M sf
AREA LEASED

₹ 29,168M
MARKET VALUE

PROPERTY HIGHLIGHTS



Grand arrival experience with a landscaped **porte-cochère**, **water feature**, and refined **drop-off zones**



Well-being and engagement spaces include a **green sit-out**, **library**, and **amphitheater-style seating**



Community-focused design with a **cultural street**, **canopy swings**, and **interactive pedestrian pathways**



Rejuvenating campus environment featuring **podium-level alcoves** and thoughtfully **people-scaped zones**



Inclusive campus design with accessibility features like **wheelchair access**, **tactile cues**, **Braille signages**, and **automated lift access**

NEW DEVELOPMENTS

97K sf
NEW LEASES

57K sf
AREA RE-LEASED



APPROACH TO SUSTAINABILITY

IGBC GOLD
Existing Building Rating

100%
Green energy in common areas

ROOF-TOP SOLAR PANELS
For on-site generation of green power

LOW FLOW, EFFICIENT WATER FIXTURE
To reduce water consumption

EV CHARGING
Facility

ORGANIC SQUARE FOOT
Farming

INDOOR AIR QUALITY (IAQ)
Monitoring in common areas

100%
Waste Water Recycled*

100%
Organic Waste Treatment

*Through central township STP



TENANT PROFILING
Sector-wise occupancy



- 59% Technology
- 13% Financial Services
- 5% Industrials and Logistics
- 23% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Larsen and Toubro Limited
- ERGO Technology & Services Private Limited
- GE Oil & Gas India Private Limited
- RXO Global Services India Private Limited