

DOWNTOWN POWAI SEZ, Mumbai

Downtown Powai – SEZ is a contemporary IT/ITeS campus located within a well-connected urban hub. The development integrates collaborative zones, modern seating formats, and a culture street that promotes interaction and creativity. Designed to enrich workplace productivity, the campus balances efficiency with employee well-being through access to curated social spaces and green settings. Its integrated design allows enterprises to operate seamlessly while supporting evolving workforce needs. The campus holds strong connectivity to highways, rail, and the upcoming metro, along with proximity to schools, hospitals, and high-street retail. Downtown Powai – SEZ is recognized as a preferred destination for corporates seeking scale and convenience in Mumbai's competitive market.

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A modern SEZ campus that brings together connectivity, collaboration, and lifestyle convenience to power enterprise growth.



KEY STATISTICS

9 Acres
CAMPUS AREA

1.6M sf
TOTAL LEASABLE AREA

1.5M sf
AREA LEASED

₹29,782M
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**

APPROACH TO SUSTAINABILITY

IGBC GOLD
Existing Building Rating

100%
Green energy in common areas

ROOFTOP SOLAR PANELS
For on-site generation of green power

LOW FLOW, EFFICIENT WATER FIXTURE
To reduce water consumption

EV CHARGING
Facility integrated

ORGANIC SQUARE FOOT Farming

INDOOR AIR QUALITY (IAQ)
Monitoring in common areas

100%
Wastewater 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