

FORT HERITAGE

— MUMBAI —





A Unique Address that Makes a Statement

A listed heritage building that embodies the rich architectural legacy of the Fort Area and blends it seamlessly with modern refurbished interiors. Perfectly suited for high-end retailers, luxury brands and boutique offices looking for an exclusive address.

These images are a conceptual rendering and are proposed for illustrative purposes only.

Standout Location

Winning Features

- » A boutique, standalone, single-owned, Grade-IIA Listed Heritage Building of 31,500 sq. ft. spread across Basement + Ground + 3 Floors.
- » Strategically located between Flora Fountain and Horniman's Circle in Mumbai's historic Fort Area, which has reemerged as the preferred hub for both high-street and luxury retail establishments, F&B outlets and boutique commercial offices.
- » Unique corner location with great frontage on Veer Nariman Road and Cawasji Patel Road that provides great visibility and allows ample natural light.
- » Excellent public connectivity from Hutatma Chowk station on upcoming Metro Line 3, and in close proximity to CST Station.





A Slice of Mumbai's History

- » The building is a Grade IIA heritage structure designed by the architectural firm Chambers & Fritchley in the year 1913.
- » It was originally built for the British Bank of the Middle East. The building was one of 37 banks in the precinct, which came to known as the Bank District.
- » The building became the head office of HSBC in 1959. HSBC Bank has owned and operated out of this building for more than 70 years.
- » In 2021, ICPL has acquired this building with an intent to preserve and restore its architectural integrity and repurpose it for leasing to high-end retail and commercial tenants.



A Value Proposition for a Discerning Clientele

New proposed facade lighting
plan

Revamping of facade to bring
out its inherent architectural
integrity and beauty

Separate access for ground &
basement floors and upper
floors can be provided

Dedicated
signage spaces
with high
visibility factor

Significant
floor-to-floor
height:

GF – 6.14 m

1F – 4.6 m

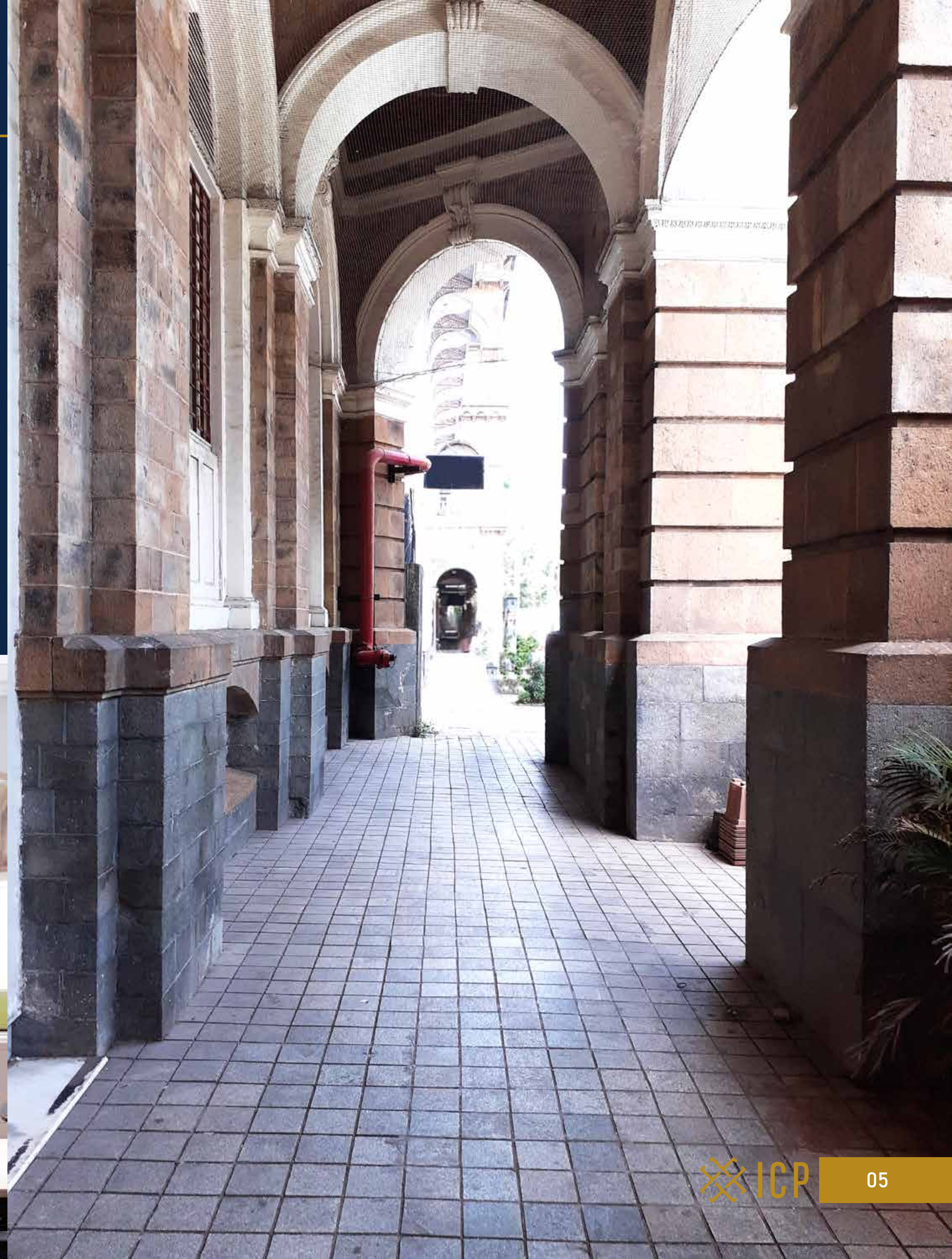
2F – 4.75 m

3F – 4.03 m

*These images are a conceptual rendering and are proposed for illustrative purposes only

Winning Features

- » Efficient, rectangular floor plates with generous column spacing intervals allows for flexible interior design
- » Possibility to add a new elevator based on client requirement
- » Pedestrian friendly zone ideal for walk-in retail



State-of-the-Art Facilities



100% Power Backup through 380 KVA
Powerica Cummins DG



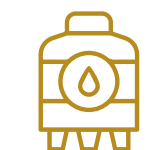
Two Separate Dedicated Staircases
as Fire-Exits



In-house comprehensive Facility
Management Services



Dedicated Lift – Schindler MRL Elevator
with 6 Pax Capacity



Underground Water Tank Capacity
of 14 KL (2 nos. 7KL each)



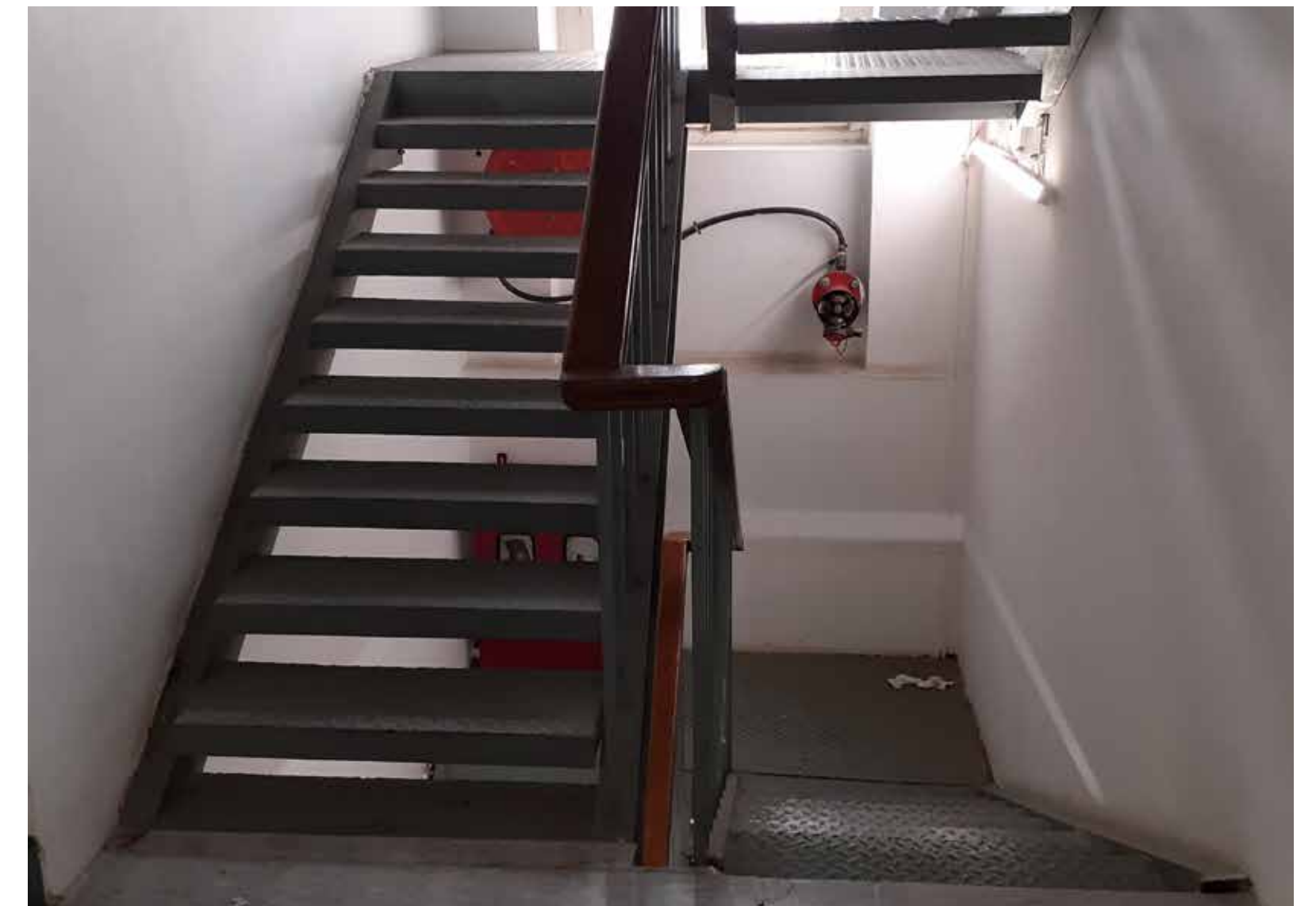
Air cooled VRV type HVAC system is integrated
with TFA units to maintain fresh air circulation
within the air-conditioned space

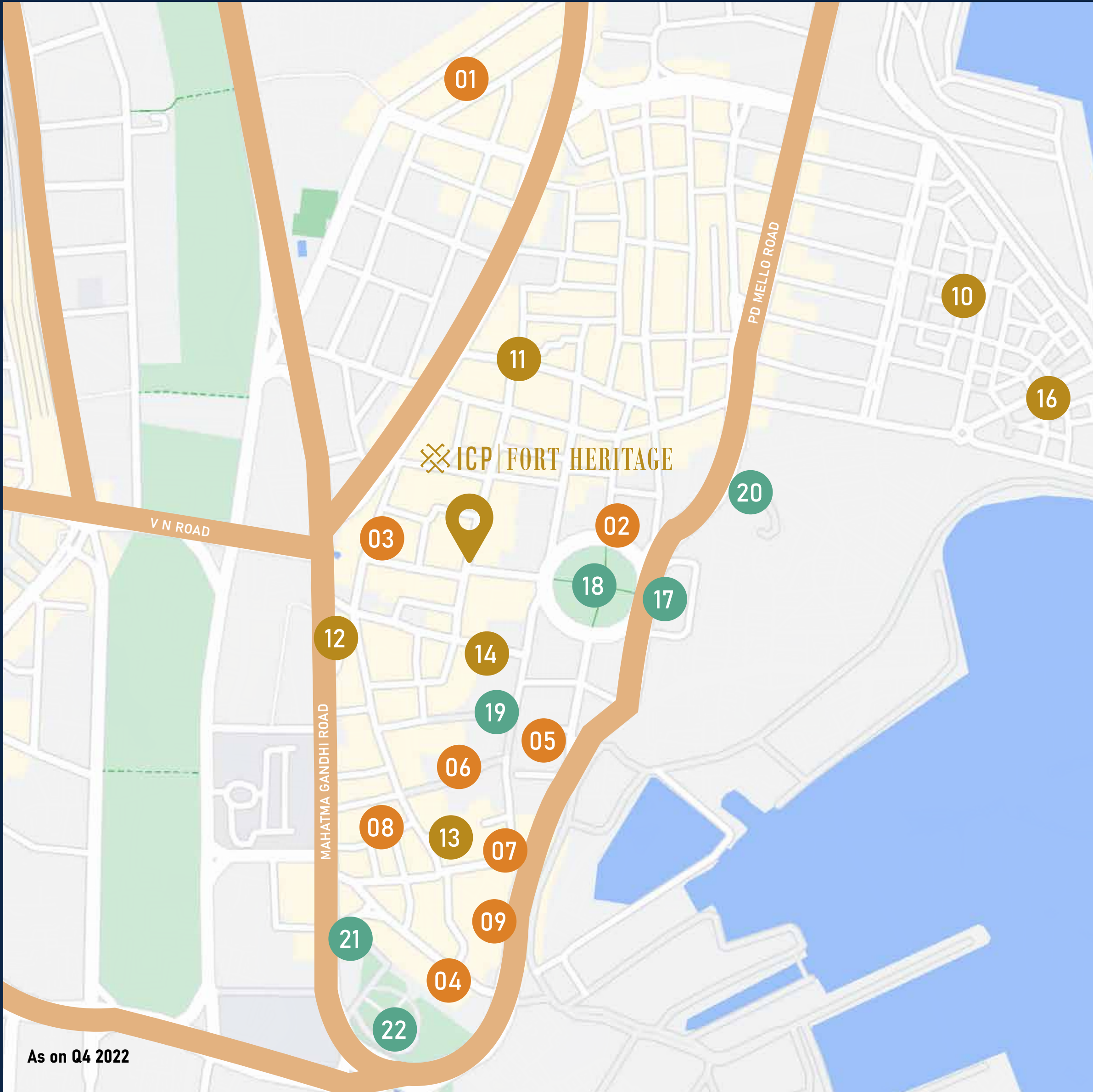


Newly installed Honeywell make Building
Management System (BMS) integrating PA
system, surveillance, tank filling lines, water
leak detection and fire detections



Newly-implemented Modern Firefighting
System with 10 KL Water Storage and
Honeywell Fire Alarm System





Prominent Location

LUXURY RETAIL

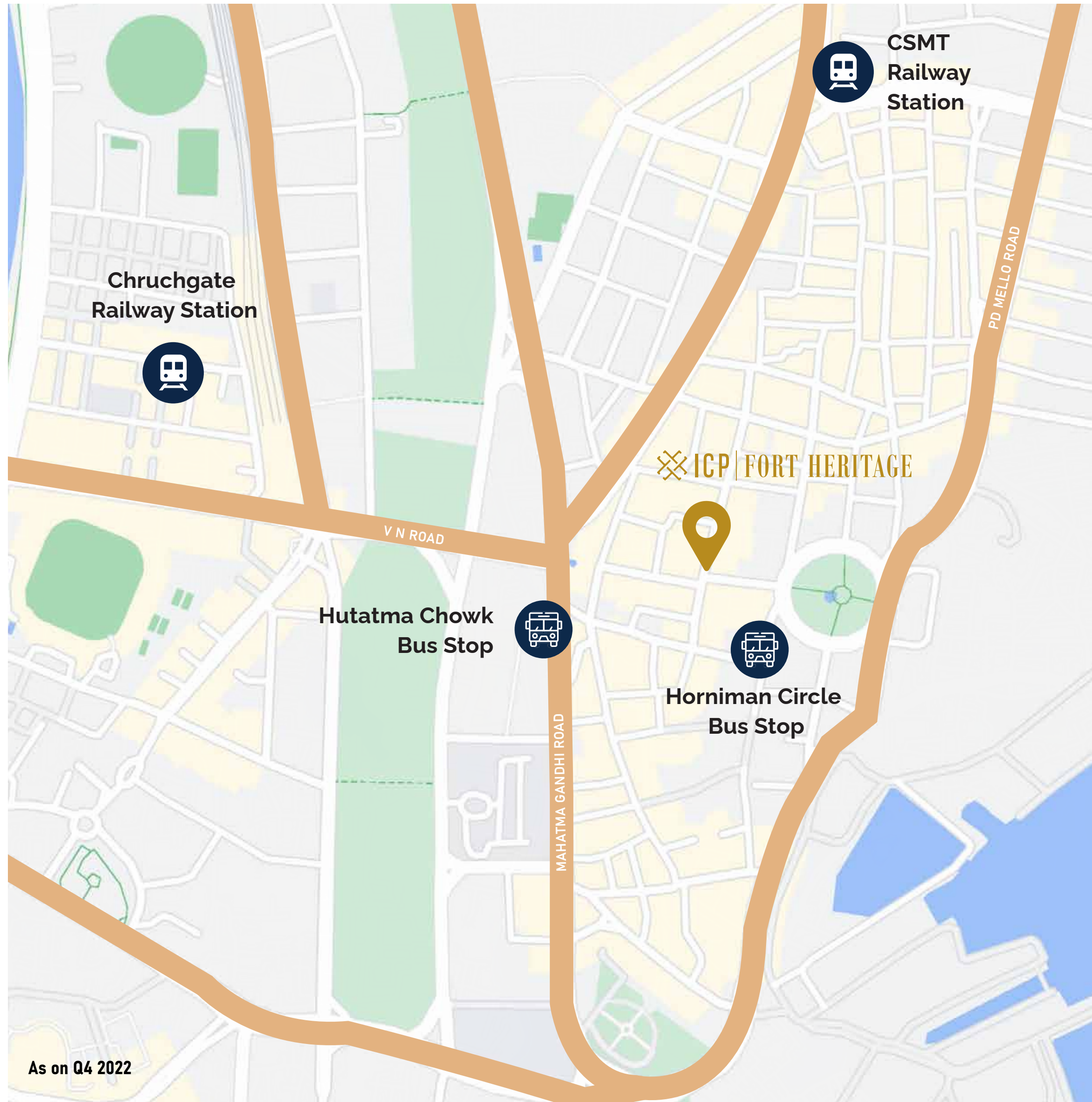
01	Hermes	1.1 Kms	06	Golden Thimble	500 mt
02	Louboutin	280 mt	07	Shantana & Nikhil	600 mt
03	Zara	170 mt	08	Nicobar Design Studio	650 mt
04	Sabyasachi	800 mt	09	Ensemble	750 mt
05	India Circus	300 mt			

OFFICES

10	Neville House	1 Kms	14	Bombay House	190 mt
11	Fort House	400 mt	15	Standard Chartered	500 mt
12	HSBC	400 mt	16	Mackinnon Mackenzie	1.1 Kms

OTHERS

17	Asiatic Library	400 mt	20	Reserve Bank of India	500 mt
18	Horniman Circle	300 mt	21	Jehangir Art Gallery	750 mt
19	Bombay Stock Exchange	450 mt	22	Chhatrapati Shivaji Maharaj Vastu Sangrahalaya	1.1 Kms



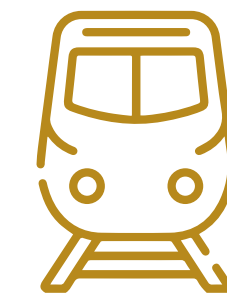
As on Q4 2022

Prominent Connectivity



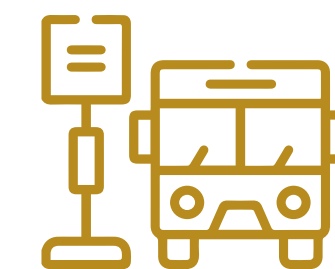
Nearest Airport

Chhatrapati Shivaji Maharaj International Airport - 28 Kms



Nearest Railway Station

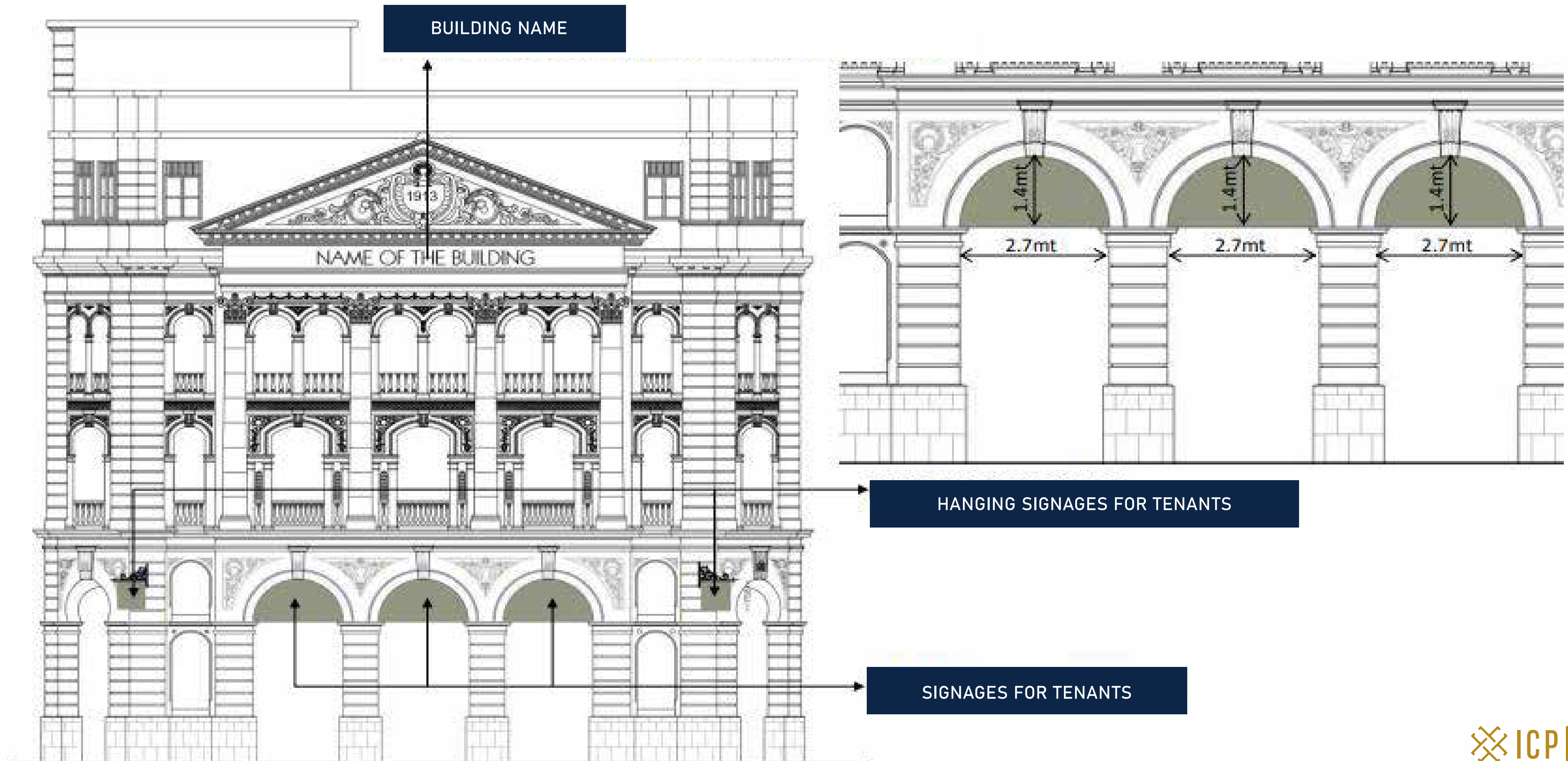
CSMT Railway Station - 1.6 Kms (10 min)
Churchgate Railway Station - 1.7 Kms (12 min)



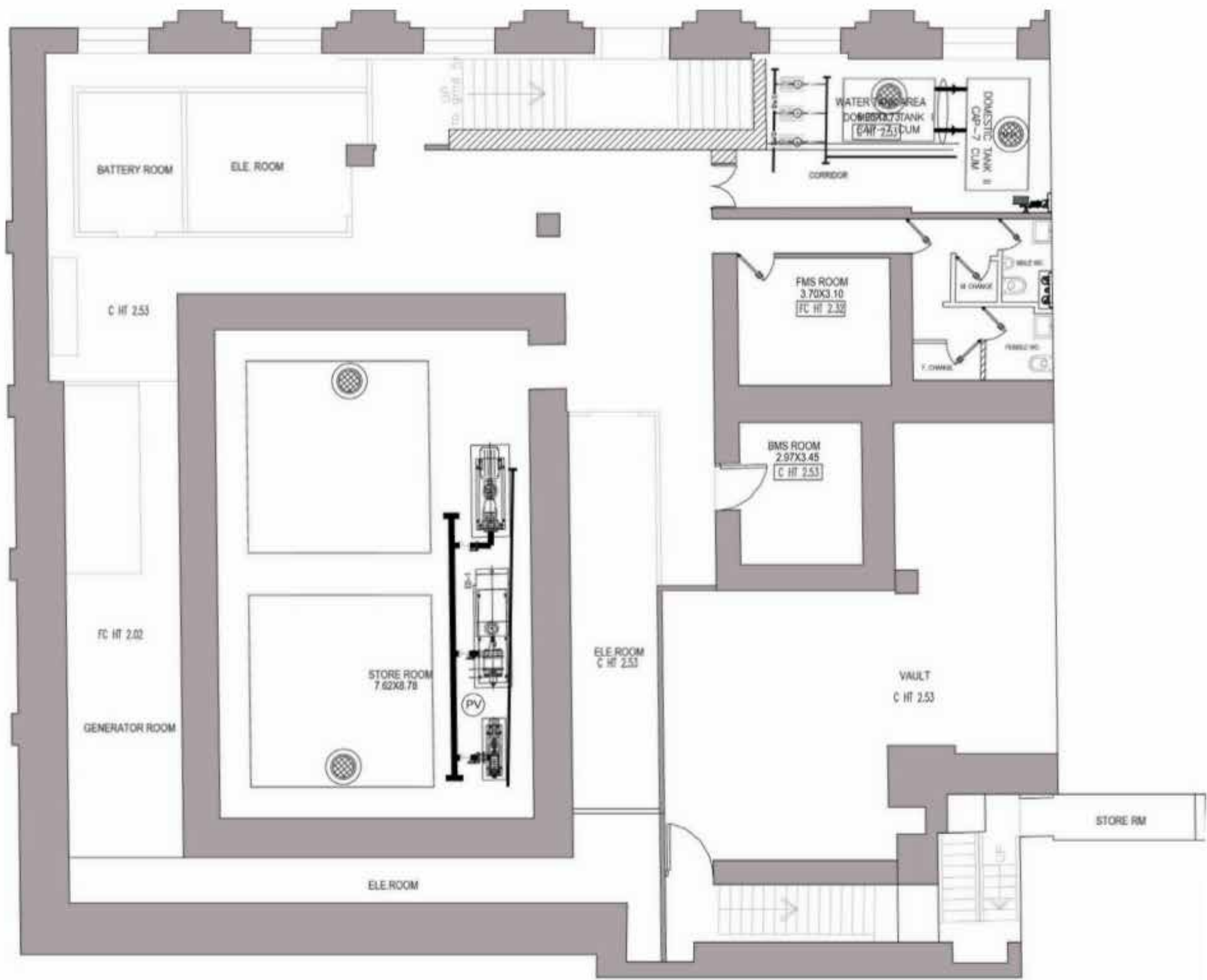
Nearest Bus Stop

Horniman Circle Bus Stop - 230 mt (3 min)
Hutatma Chowk Bus Stop - 450 mt (6 min)

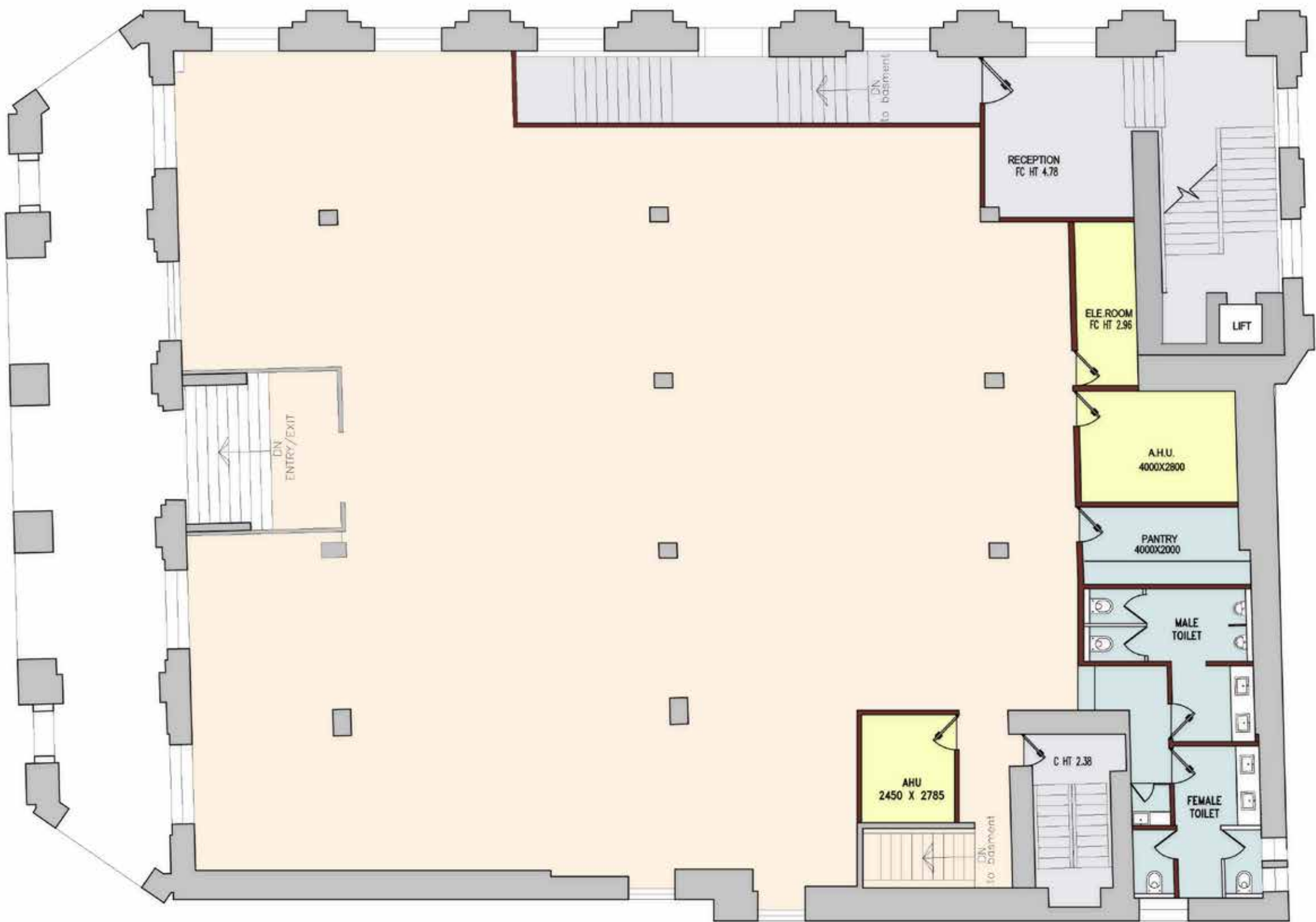
Proposed Tenant Signage Layout



Floor Layouts

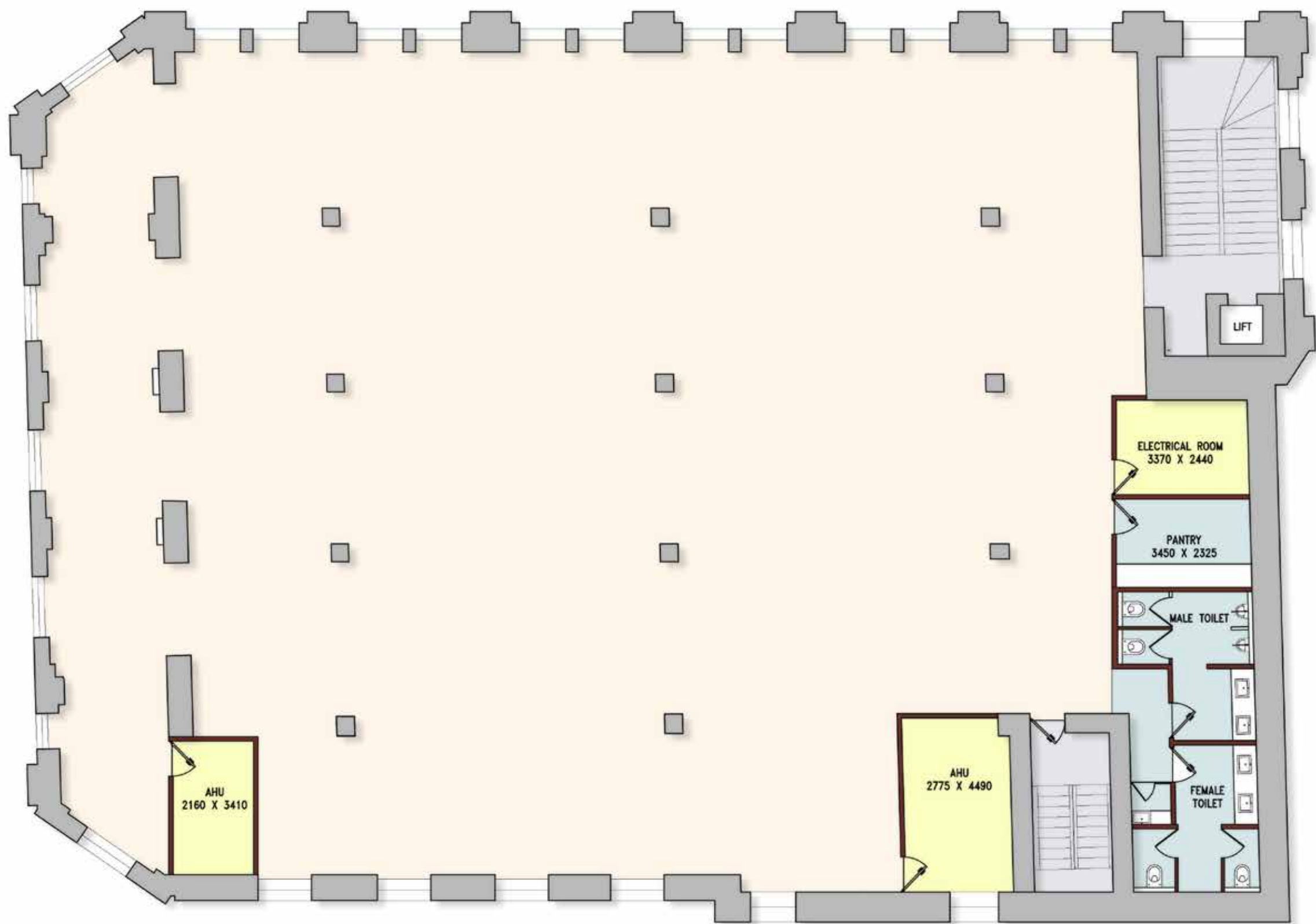


BASEMENT FLOOR PLAN – 800 Sq.ft.

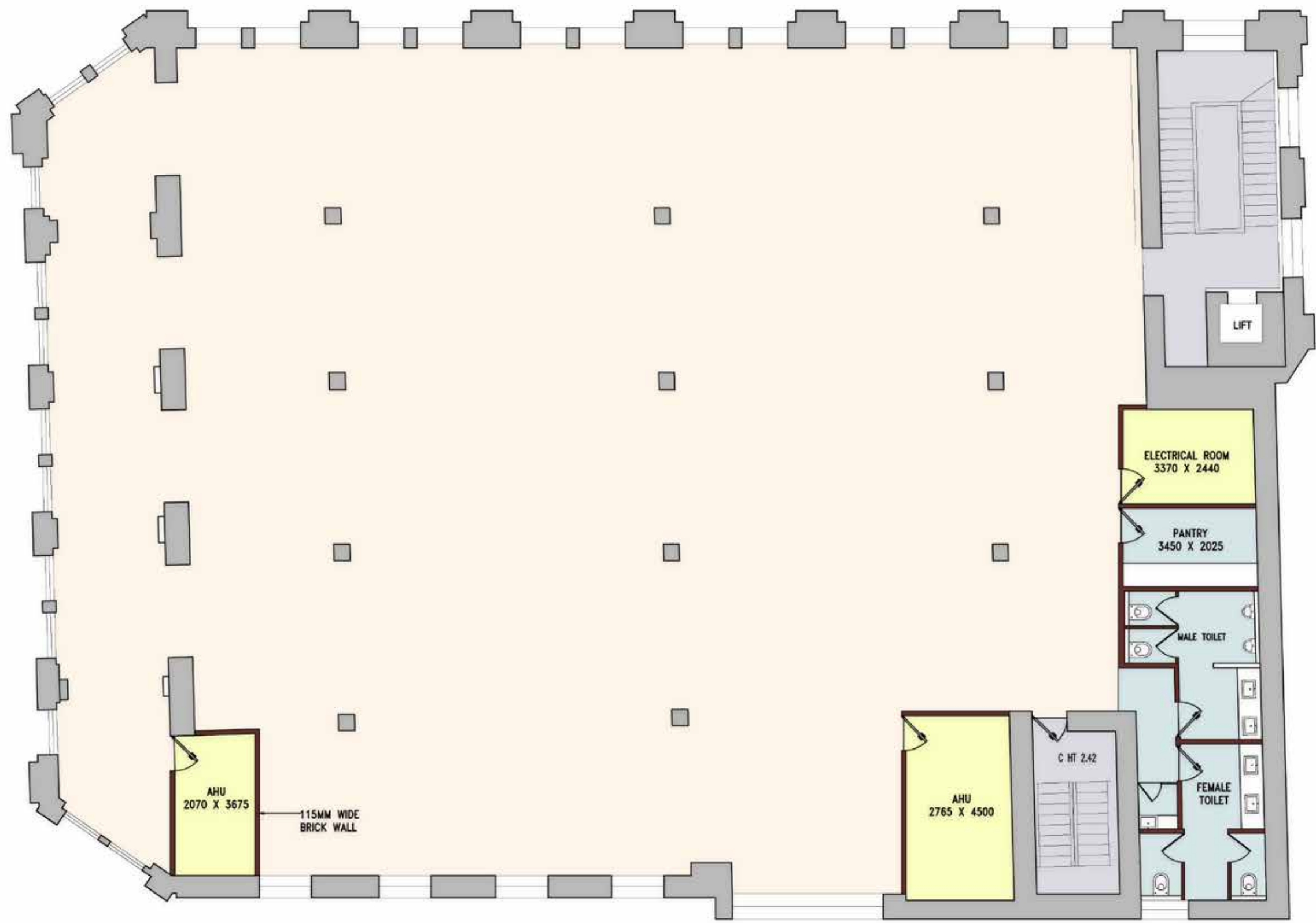


GROUND FLOOR PLAN – 5444.9 Sq.ft.

Floor Layouts

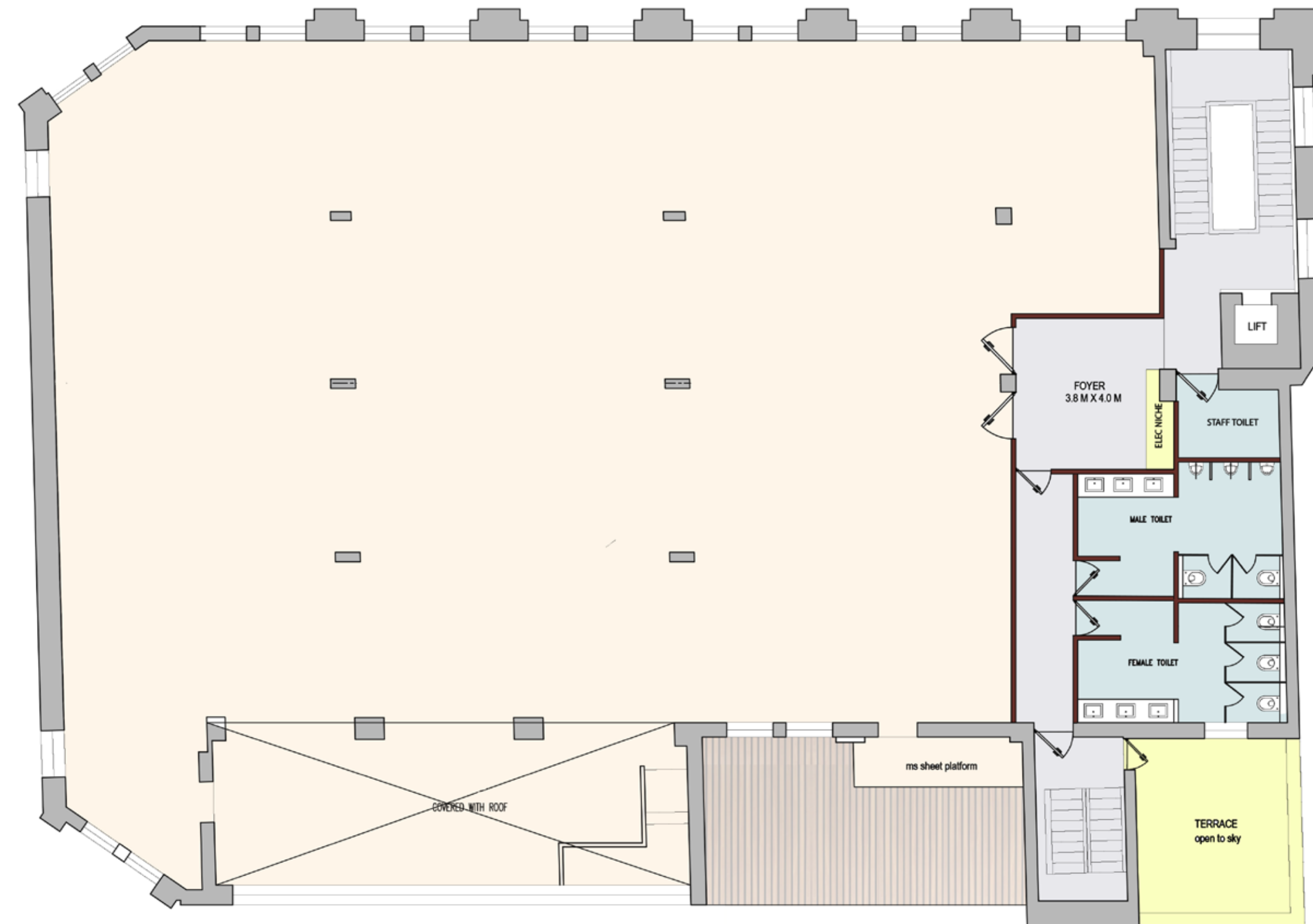


FIRST FLOOR PLAN - 6658.7 Sq.ft.



SECOND FLOOR PLAN - 6570.7 Sq.ft.

Floor Layouts



THIRD FLOOR PLAN - 6197.7 Sq.ft.



KCT GROUP

Founded in 1929 as a coal mining company, Karam Chand Thapar Group is one of India's leading business conglomerates, with a diverse presence in the industry of Coal Logistics, Commercial Real Estate, and Aquaculture.



ICP

Indian City Properties, the real estate arm of Karam Chand Thapar (KCT) Group is a boutique developer and asset portfolio manager of premium commercial assets across major CBD (commercial business districts) in the country.

Other Projects



❖ ICP | THAPAR HOUSE

Delhi



❖ ICP | TECH 37

Bengaluru



❖ ICP | ONE FORBES

Mumbai



❖ ICP | BRUNTON CENTRAL

Bengaluru



❖ ICP | 25 BRABOURNE

Kolkata



❖ ICP | ATRIA GREEN

Kolkata



❖ ICP | 800 JUBILEE

Hyderabad



For more details, call us now

☎ +91 8800641939

✉ leasing@indiancityproperties.com



REGISTERED OFFICE

📍 Atria Green
163 Shyama Prasad Mukherjee Road
Kalighat, Kolkata 700026

CORPORATE HEADQUARTERS

📍 Thapar House
124 Janpath Road, Connaught Place
New Delhi 110001

CONNECT WITH US

🌐 www.indiancityproperties.com
in @indiancitypropertieslimited
f @indiancityproperties

📷 @indiancitypropertiesofficial
You Tube @indiancitypropertiesltd