

## Work begins on Oswals' \$70m mansion

**DANIEL HATCH**

Construction of the controversial \$70 million Taj Mahal-on-Swan has finally begun, more than a year after plans for the Peppermint Grove mansion were revealed by its millionaire owners.

Set to replace the now demolished former home of Rose and Lang Hancock Prix d'Amour as Perth's best-known mansion, the "two-storey, Indian-infused luxury residence", is being built for fertiliser magnate Pankaj Oswal, his wife Radhika and his daughters.

The Oswals are behind the \$700 million Burrup Fertilisers gas-processing plant on the Burrup Peninsula.

The mansion is being built on eight lots in Warren Anderson's long-vacant superblock, covering 6600sqm, which the Oswals bought for \$23 million.

Designed to the traditional Indian principles of Vaastu Shastra, the plans include parking for 17 cars, a temple house, gymnasium building, observatory with a revolving roof and extensive formal gardens and water features. The main house has six bedrooms facing two central garden areas. A saltwater aquarium will cover an entire wall. The project is expected to take up to 2½ years to build and six months to decorate.

Some of the domes on the original design were outside the Shire of Peppermint Grove's 10m height restriction and after some community backlash, were redesigned.

In June, one of India's most prominent gurus, Bhaishri Rameshbhai Oza, blessed the site.