

# THE HIGHLANDS

GODREJ CITY, PANVEL

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LIVE WHERE  
LIFE'S LOOKING UP.



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*Godrej* | PROPERTIES

The project is registered as The Highlands, Godrej City, Panvel with MahaRERA Registration No. P52000026790 available at <http://maharera.mahaonline.gov.in>. This project is being developed by Caroa Properties LLP. The Project assets / Property is mortgaged to Axis Bank and No Objection Certificate (NOC) is required from Axis Bank for sale of flats / Property.

# PANVEL: A CITY WITH THE WORLD AT ITS DOORSTEP

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Welcome to a home that provides you with proximity to nature and accessibility to everything you desire. Godrej City offers you a great lifestyle with easy connectivity. Come, expand your horizons at Panvel.



# EXPERIENCE SEAMLESS CONNECTIVITY

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Panvel's prime location makes it accessible to several major commercial and business hubs in the region, i.e, Mumbai and Thane. Offering you unparalleled connectivity by road, rail, and soon, by air.

- Easy access to outstation areas via the **Mumbai-Pune Expressway** and the **Mumbai-Bangalore National Highway**.
- **15-min drive time from Central Business District\***, an investment hotspot.
- Convenience of **NMMC bus services** and ample autos and taxis.



Stock image for representation purpose only.

\*Source: Google Maps. Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

Sources:

<https://housing.com/news/panvel-upcoming-infrastructure-makes-sought-affordable-housing-market/>

<https://www.hindustantimes.com/mumbai-news/navi-mumbai-transport-body-to-launch-app-based-cabs-build-depots/story-ZYKakfa8Sa6p1RNx97gBWI.html>

# THE FUTURE STARTS HERE

Panvel is home to a host of promising new infrastructure projects, ensuring connectivity will always be at its best.



- **Navi Mumbai International Airport<sup>1</sup>**



- **Mumbai Trans Harbour Link<sup>2</sup>**



- **Navi Mumbai Metro<sup>3</sup>**



- **Parsik Tunnel<sup>4</sup>**



- **Mumbai-Pune Hyperloop<sup>5</sup>**



- **Navi Mumbai Special Economic Zone<sup>6</sup>**



- **Virar-Alibaug Corridor<sup>7</sup>**
- **Sion-Panvel Expressway<sup>8</sup>**
- **Coastal Road<sup>9</sup>**



- **CST-Panvel Fast Corridor<sup>10</sup>**
- **Mumbai Urban Transport Project 3<sup>11</sup>**



1. <https://www.mumbailive.com/en/infrastructure/construction-begins-at-navi-mumbai-international-airport-unlikely-to-meet-2020-deadline-49261>

2. <https://mmrda.maharashtra.gov.in/mthl>

3. <https://www.urbantransportnews.com/navi-mumbai-metro-information-tenders-routes-and-project-updates/>

4. <https://www.hindustantimes.com/mumbai-news/new-parsik-tunnel-will-pave-way-for-smooth-train-travel-on-cr/story-Y8RUTsJIIMtyoNaARNsw2dK.html>

5. <https://www.livemint.com/news/india/mumbai-pune-hyperloop-project-will-be-implemented-eknath-shinde-11583322435574.html>

6. <http://skilgroup.co.in/navi-mumbai-sez-private-limited>

7. <https://mumbaimirror.indiatimes.com/mumbai/cover-story/mrvc-submits-new-cst-panvel-corridor-plan-to-railway-board/articleshow/53200683.cms>

8. <https://www.mumbailive.com/en/transport/mumbai-traffic-six-lane-elevated-highway-near-sion-panvel-highway-to-combat-congestion-46451>

9. <https://indianexpress.com/article/cities/mumbai/navi-mumbai-set-to-get-coastal-road-by-2021-5595675/>

10. <https://mumbaimirror.indiatimes.com/mumbai/cover-story/mrvc-submits-new-cst-panvel-corridor-plan-to-railway-board/articleshow/53200683.cms>

11. [http://www.indianrailways.gov.in/railwayboard/uploads/directorate/prd/PR/MUTP\\_301116.pdf](http://www.indianrailways.gov.in/railwayboard/uploads/directorate/prd/PR/MUTP_301116.pdf)

# NAVI MUMBAI INTERNATIONAL AIRPORT

The upcoming international airport is envisioned to be twice the size of the Mumbai International Airport. It's expected to handle 60 million passengers by 2030, making it one of the country's busiest airports\*.

## What to look forward to:



Expected to create 5 Lakh jobs\*\*.



Expected to encourage migration to Navi Mumbai.



Hubs expected in close proximity to the airport as seen in Mumbai



Expected to boost development in road, rail & infrastructure projects

## Current Status:

Development work is in progress#

**Distance from Godrej City, Panvel: 20 min drive time##**



Stock image for representation purpose only.

Sources: \*<https://india.mongabay.com/2019/10/sky-bound-navi-mumbai-airport-leaves-project-affected-behind/>

\*\*<https://timesofindia.indiatimes.com/city/mumbai/Navi-Mumbai-airport-will-generate-5-lakh-jobs-Cidco-chief/articleshow/9985784.cms>

#<https://timesofindia.indiatimes.com/city/mumbai/Navi-Mumbai-airport-will-generate-5-lakh-jobs-Cidco-chief/articleshow/9985784.cms>

##Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# MUMBAI TRANS HARBOUR LINK

MTHL also known as the Sewri–Nhava Shiva Trans Harbour Link, will be a 21.8-km-long freeway-grade 6-lane highway.

## What to look forward to:



Great connectivity between Mumbai, Navi Mumbai, Panvel, Alibaug, etc.



Acceleration in growth of Navi Mumbai.



Expected to reduce travel time, vehicle usage and ensures fuel savings.



Rationalisation of real estate prices with Mumbai city.



Faster access to Mumbai International Airport.



Connectivity to Pune Expressway and to South India.



Expected to help in the decongestion of Mumbai city.

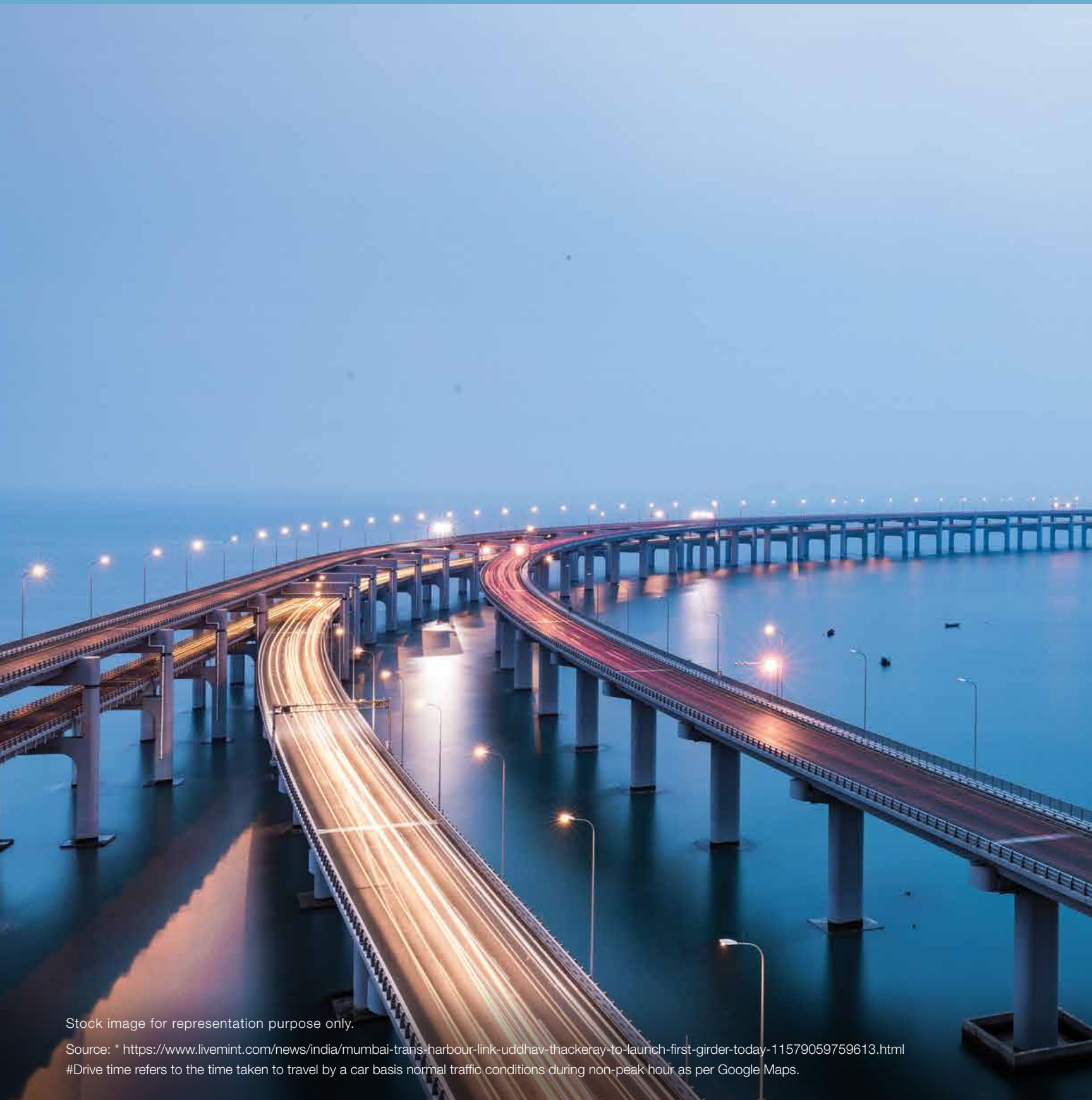


Facilitation of cleaner environment with reduced pollution levels.

## Current Status:

- The project is expected to be underway with approximately 19% work completed\*
- It is estimated to be completed by 2022\*

**Distance from Godrej City, Panvel: 30 min drive time<sup>#</sup>**



Stock image for representation purpose only.

Source: \* <https://www.livemint.com/news/india/mumbai-trans-harbour-link-uddhav-thackeray-to-launch-first-girder-today-11579059759613.html>

<sup>#</sup>Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# COASTAL ROAD

Approved by the CIDCO in an effort to make commuting by road across Navi Mumbai seamless and smooth, this project will connect Kharghar with Belapur, providing easy access to the proposed international airport in the city.

## What to look forward to:



The first route is proposed to give easy access to upcoming Navi Mumbai International Airport over the Seawood-Uran railway line and to Amra Marg.

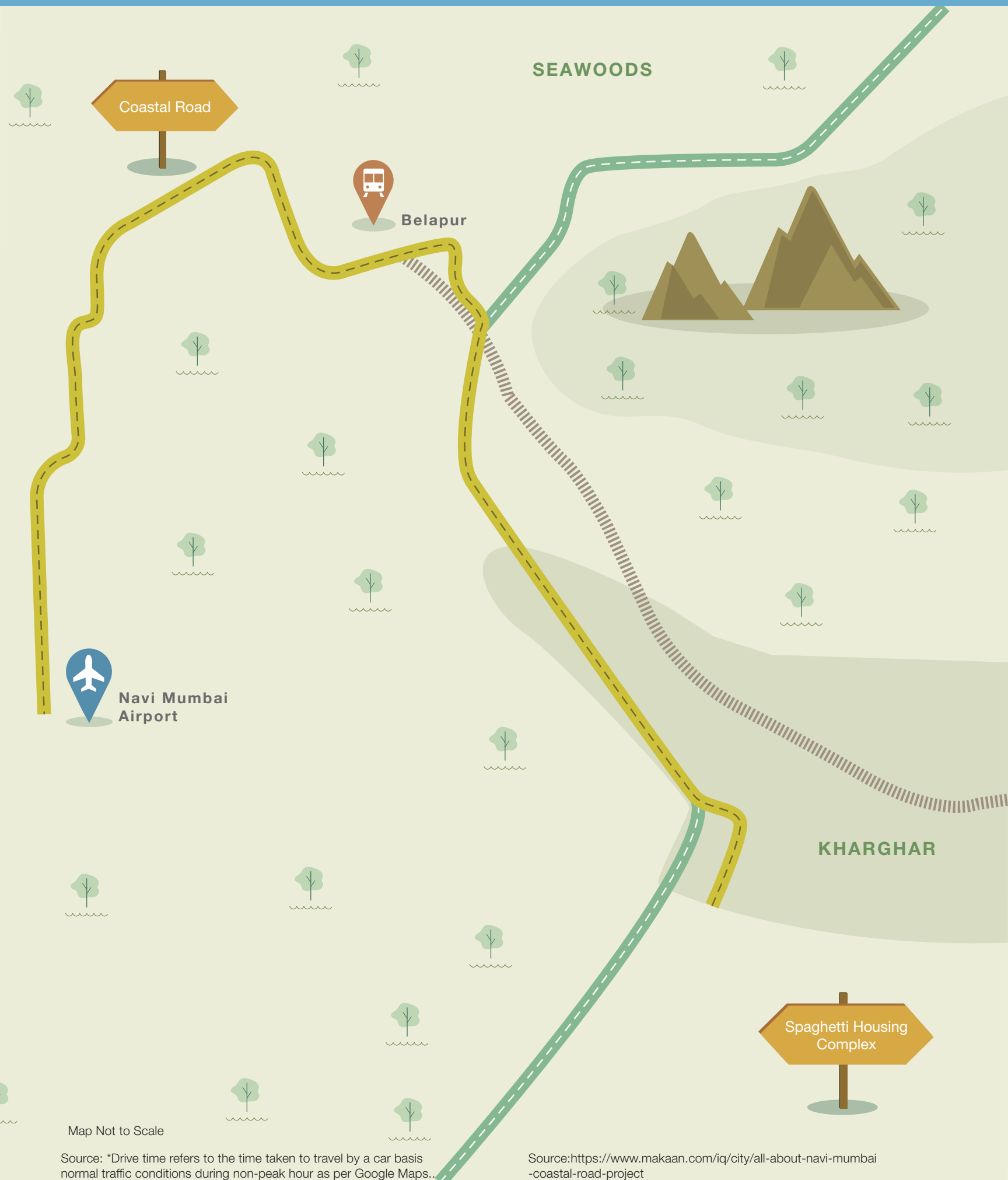


The second route is a 9.5-km road connecting Kharghar, Amra Marg and the water terminal at Nerul.



Expected to be open by 2022.

**Distance from Godrej City, Panvel: 35 min drive time\***



Map Not to Scale

Source: \*Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps...

Source: <https://www.makaan.com/iq/city/all-about-navi-mumbai-coastal-road-project>

# VIRAR-ALIBAUG CORRIDOR

A 126-km-long corridor, conceptualised by the MMRDA will connect several critical towns: Virar, Parel, Bhiwandi, Kalyan, Pen, Uran, and Alibaug.

## What to look forward to:



- Expected to reduce commute time between Virar and Alibaug to within 1 hour\*
- Travel time expected to be reduced by 50%
- Expected to facilitate job opportunities in Virar, Dombivali\*
- Easy access to NMIA\*\*

Distance from Godrej City, Parel: 30 min drive time<sup>#</sup>



# MUMBAI-PUNE HYPERLOOP

It is slated to be the first of its kind, an ultra-modern commute technology. It will reduce the travel time between Pune and Mumbai from around 3 hours to just 25 mins.

## What to look forward to:



Expected to ensure faster connectivity by linking Mumbai, Navi Mumbai International Airport, Panvel, and Pune.



With a speed of 496 km per hour, it guarantees short commute time.

## Current Status:

- Maharashtra State Cabinet approved public infrastructure status on 30<sup>th</sup> July 2019.
- Also approved formation of consortium between DP World FZE and Hyperloop Technologies.

**Distance from Godrej City, Panvel: 35 min drive time\***

## HYPERLOOP AND BULLET TRAIN PLANNED ROUTE



\*Likely train route | Source: Virgin

Map Not to Scale

Sources: <https://www.makaan.com/iq/latest-real-estate-news/mumbai-pune-hyperloop-what-should-you-know> | [http://www.ptinews.com/news/10746317\\_Mumbai-Pune-hyperloop-project-gets-infrastructure-status.html](http://www.ptinews.com/news/10746317_Mumbai-Pune-hyperloop-project-gets-infrastructure-status.html) | <https://www.thenational.ae/uae/transport/the-race-is-on-plans-for-hyperloop-technology-gather-pace-in-india-1.768935> \*Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# PARSIK TUNNEL

It is a 3-km-long, 8-lane tunnel by MSRDC. With assistance from CIDCO and Industrial Development Corporation, it will form a link between Turbhe and Kharghar.<sup>1</sup>

## What to look forward to:



- It will connect Turbhe station bifurcation on the Thane-Belapur Road to Tata Hospital in Kharghar<sup>1</sup>
- The road will provide connectivity to Panvel and save commuting time<sup>1</sup>
- It will provide an exclusive corridor to the upcoming Corporate Park (BJC-II)<sup>1</sup>

## Current Status:

- Construction work is expected to follow after financial and technical verifications\*

**Distance from Godrej City, Panvel: 35 min drive time\*\***



Stock image for representation purpose only.

Sources: [https://timesofindia.indiatimes.com/city/navi-mumbai/cidco-plans-3km-tunnel-through-parsik-hill/articleshow/67111074.cms?utm\\_source=contentofinterest&utm\\_medium=text&utm\\_campaign=cppst](https://timesofindia.indiatimes.com/city/navi-mumbai/cidco-plans-3km-tunnel-through-parsik-hill/articleshow/67111074.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst) \*[https://twitter.com/mumbai\\_2/status/1202229914159599618?lang=en](https://twitter.com/mumbai_2/status/1202229914159599618?lang=en) \*\*Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# MUMBAI URBAN TRANSPORT PROJECT 3

It includes the construction of two key corridors — Virar-Dahanu quadrupling and a new corridor between Karjat and Panvel, which will create a streamlined flow of traffic through the cities.<sup>1</sup>

## What to look forward to:



Seamless travel for long distance passengers through Western and Central Railways.

## Current Status:

- Loan of \$500 million approved by Asian Infrastructure Investment Bank in 2019<sup>2</sup>
- More than 50% of land acquisition is completed<sup>2</sup>
- Expected to be completed by 2023<sup>3</sup>

**Distance from Godrej City, Panvel: 35 min drive time\***



Stock image for representation purpose only.

Sources: <sup>1</sup><https://www.thehindu.com/news/cities/mumbai/rail-projects-under-mutp-get-555-crore/article30746253.ece>, <sup>2</sup><https://www.hindustantimes.com/cities/mutp-3-set-to-pick-up-speed-as-3k-crore-loan-gets-nod/story-7i07XVa6PK6s44x61DOepK.html> | <https://www.ne.wsbharati.com/Encyc/2019/3/7/Cabinet-approves-Mumbai-Urban-Transport-Project-Phase-3A.html> <sup>3</sup><https://www.hindustantimes.com/mumbai-news/mumbai-urban-transport-project-3-work-to-begin-after-monsoon/story-mCRC40jrRfp7WzcUczsPTK.html#:~:text=The%20deadline%20for%20completion%20of,corridor%20between%20Panvel%20and%20Karjat.> \*Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# NAVI MUMBAI METRO

The Navi Mumbai Metro project, planned and executed by CIDCO, is divided into four phases.

Phase	Termini	Length	Stations
Phase I	Belapur-Kharghar-Taloja-Pendhar	11.10 km	11
Phase II	MIDC Tolaja-Kalamboli-Khandeshwar (extension to Airport proposed)	7.12 km	6
Phase III	Interconnection of Phase I & II	3.87 km	3
Phase IV	Khandeshwar-NMIA	4.27 km	1
<b>Total</b>		<b>26.26 km</b>	<b>21</b>

Source: [https://cidco.maharashtra.gov.in/navi\\_mumbai\\_metro#gsc.tab=0](https://cidco.maharashtra.gov.in/navi_mumbai_metro#gsc.tab=0)

## What to look forward to:



Expected to reduce pressure on the existing suburban railway networks.



- Expected to reduce city's traffic congestions and enhance the city's economic growth
- Expected to reduce the burden on the road transport infrastructure

## Current Status:

- The empty trial run of the metro train is planned by end of December 2020<sup>1</sup>
- Commencement of commercial operations is expected by May 2021<sup>1</sup>
- 83% work completed on all stations on the Taloja track<sup>2</sup>

**Distance from Godrej City, Panvel: 35 min drive time\***



Stock image for representation purpose only.

Sources: 1. [https://cidco.maharashtra.gov.in/navi\\_mumbai\\_metro#gsc.tab=0](https://cidco.maharashtra.gov.in/navi_mumbai_metro#gsc.tab=0)

2. <https://www.hindustantimes.com/mumbai-news/navi-mumbai-metro-inches-closer-to-reality/story-OCIAbaYSR2ujjTalnCnv4I.html>

\*Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# SION-PANVEL EXPRESSWAY<sup>1</sup>

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The MSRDC plans to combat congestion in the Sion-Panvel Highway region by constructing a six-lane elevated road between Kharghar and Turbhe at Navi Mumbai<sup>1</sup>

**Distance from Godrej City, Panvel: 30 min drive time\***

# CST-PANVEL FAST CORRIDOR<sup>2</sup>

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Travel time between Panvel and CST to reduce from 90 mins to just 50 mins.

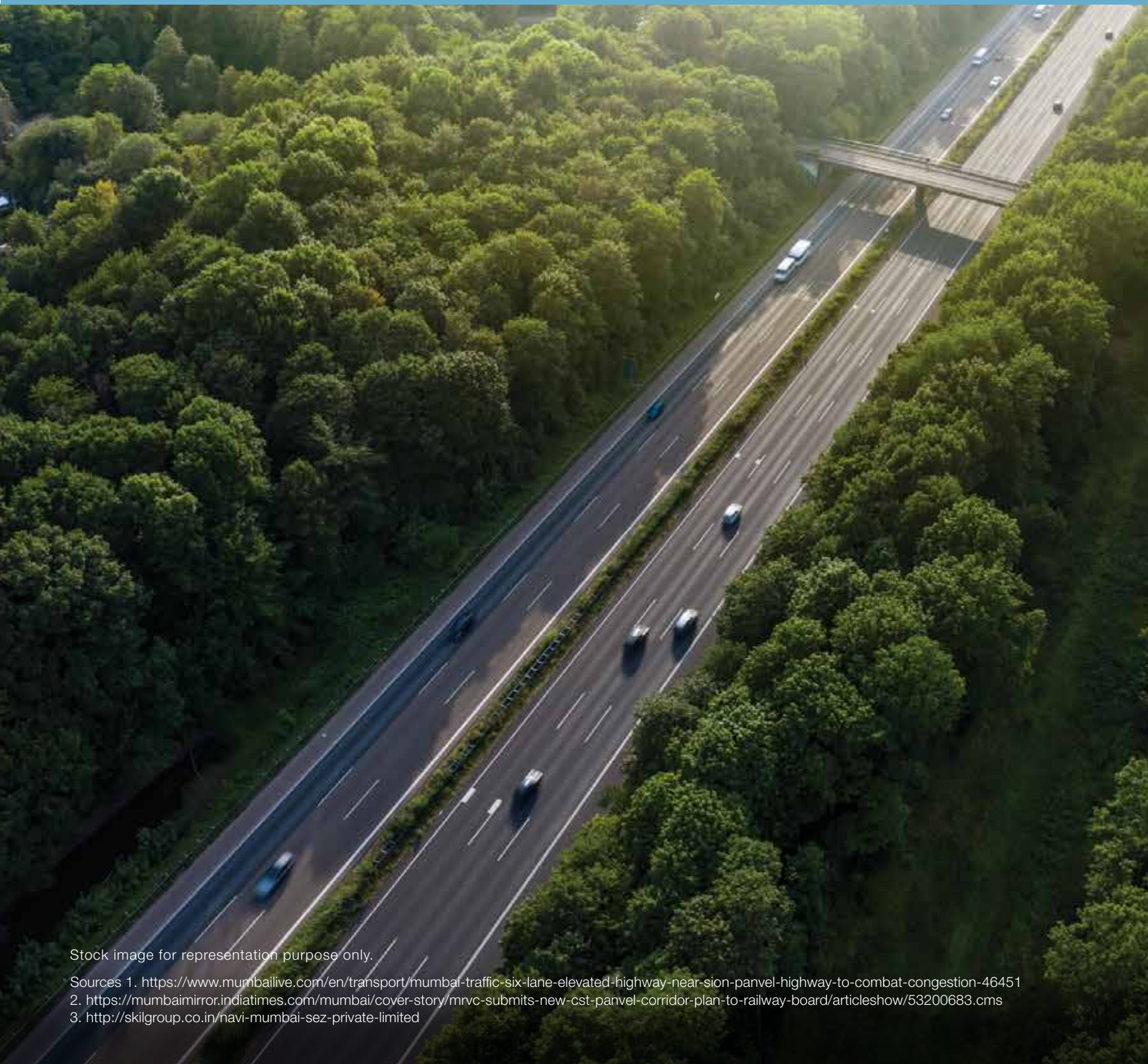
**Distance from Godrej City, Panvel: 30 min drive time\***

# NAVI MUMBAI SPECIAL ECONOMIC ZONE<sup>3</sup>

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The best positioned SEZ in India is coming nowhere else, but in Panvel with 2000+ hectares, planned to transform the face of Navi Mumbai<sup>3</sup>

**Distance from Godrej City, Panvel: 30 min drive time\***



Stock image for representation purpose only.

Sources 1. <https://www.mumbailive.com/en/transport/mumbai-traffic-six-lane-elevated-highway-near-sion-panvel-highway-to-combat-congestion-46451>

2. <https://mumbaimirror.indiatimes.com/mumbai/cover-story/mrvc-submits-new-cst-panvel-corridor-plan-to-railway-board/articleshow/53200683.cms>

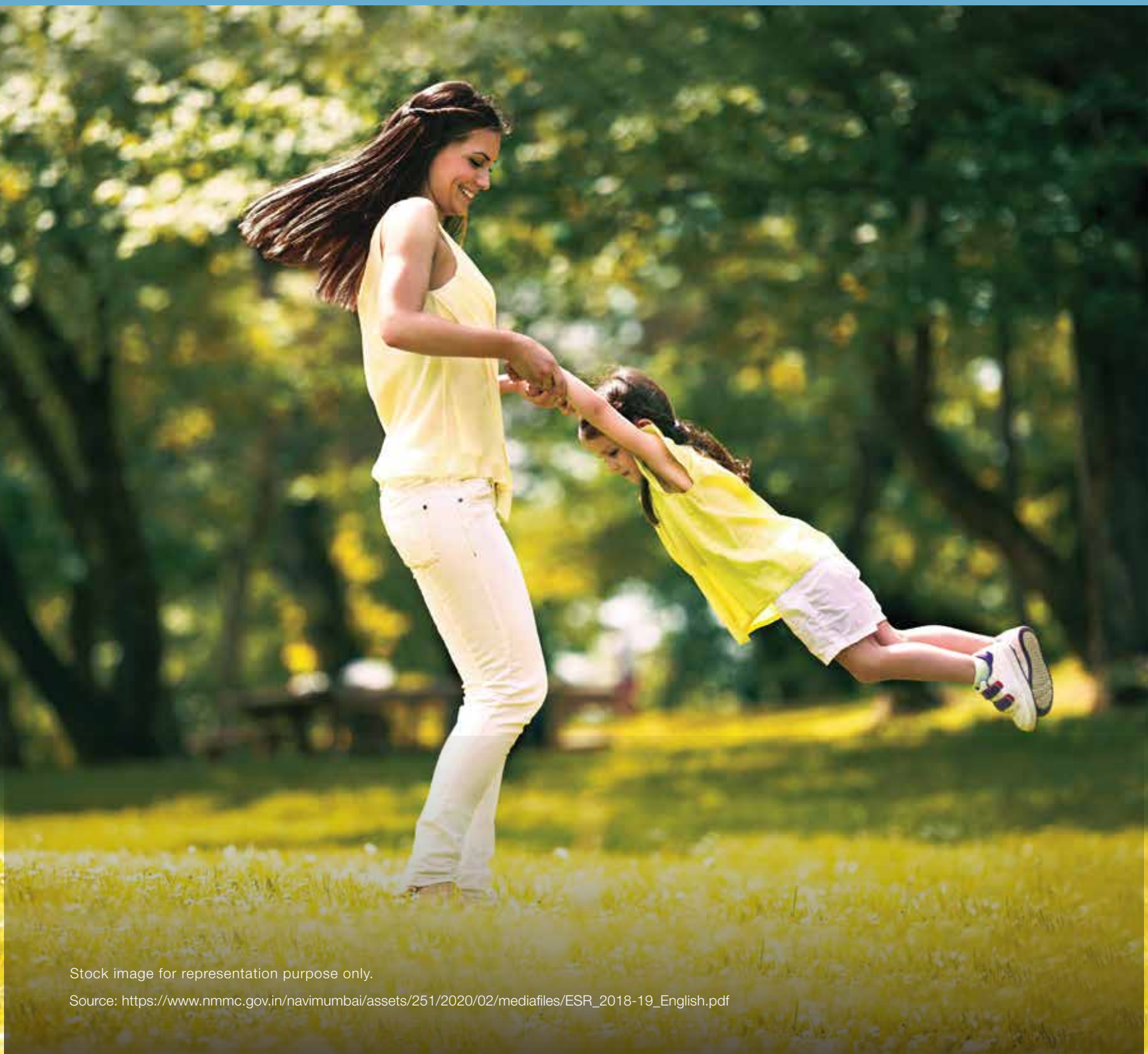
3. <http://skilgroup.co.in/navi-mumbai-sez-private-limited>

# ENJOY THE ABUNDANCE OF GREENERY IN PANVEL

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NMMC has continued its efforts in increasing the greenery in the city and under this; the corporation has planted trees alongside roads.

1. There are 163 gardens and 80 open spaces which cover a total area of 10,00,000 sq. meters. Gardens act as microhabitats for a variety of city dwelling fauna such as birds and butterflies and also play an important role in enhancing the physical, emotional and spiritual wellbeing of citizens necessary to build healthy and socially sustainable communities.
2. There are many tourist places in and around Navi Mumbai which gets visited by number of tourists/visitors every year such as:
  - a. Swachhata park, Koparkhairane
  - b. Coastal and Marine Biodiversity Centre, Airoli
  - c. D.Y.Patil stadium
  - d. Wonder park, Nerul
  - e. Mango garden, Belapur
  - f. Gavlidev trek and waterfall, Ghansoli
  - g. Pandavkada fall, Kharghar to name a few.
3. Navi Mumbai city has around 26.55 sq.km of natural forests i.e. 24.22% of the city's total area.
4. The presence of the lush green Parsik hills and mangrove patches along the Thane creek provides the city with significant green cover.



Stock image for representation purpose only.

Source: [https://www.nmmc.gov.in/navimumbai/assets/251/2020/02/mediafiles/ESR\\_2018-19\\_English.pdf](https://www.nmmc.gov.in/navimumbai/assets/251/2020/02/mediafiles/ESR_2018-19_English.pdf)

# EXPERIENCE EASY ACCESSIBILITY

When you live at Godrej City, easy accessibility is something we encourage you to take for granted, especially since everywhere you need to be is just around the corner.



## THE HIGHLANDS GODREJ CITY, PANVEL

### Schools and Colleges within 20-30 min drive time\*

- Delhi Public School (CBSE)
- St. Joseph High School
- Ryan International School
- St. Wilfred's High School and College of Arts, Commerce and Sciences
- MGM College of Medical and Engineering
- National Institute of Fashion Technology

### Hospitals within 10-20 min drive time\*

- Dhirubhai Ambani Hospital
- Lifeline Hospital
- MGM Hospital
- Gandhi Hospital

### Banks within 10-20 min drive time\*

- YES Bank
- ICICI Bank

### Malls and Theatres within 15-20 min drive time\*

- Orion Mall and PVR Cinemas
- D-Mart
- Inorbit Mall
- K Mall / Big Bazaar

### Hotels within 20 min drive time\*

- Hotel Royal Tulip
- The Park

### Corporate Parks and Industries within 15-30 min drive time\*

- Reliance Industries Limited
- MIDC
- CIDCO ITC Park

- Landmark
- Bridge
- Railway station
- Commercial



## THE HIGHLANDS GODREJ CITY, PANVEL

Source: Google Maps. Map not to scale.

\*Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

# LIFE IN PANVEL IS TRULY LOOKING UP

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Mumbai may be a melting pot of social and cultural activities, but Panvel is fast catching up. With a host of fine dining restaurants, world-class educational institutes, and state-of-the-art healthcare services, live in a city that checks all the boxes, right here in Panvel.



Stock image for representation purpose only.

Sources` <https://www.holidify.com/pages/malls-in-panvel-1907.html>

^Spend quality time making memories with the family at **K Mall, Mahalaxmi, Inorbit Mall,** and **Orion Mall.**



Stock image for representation purpose only.

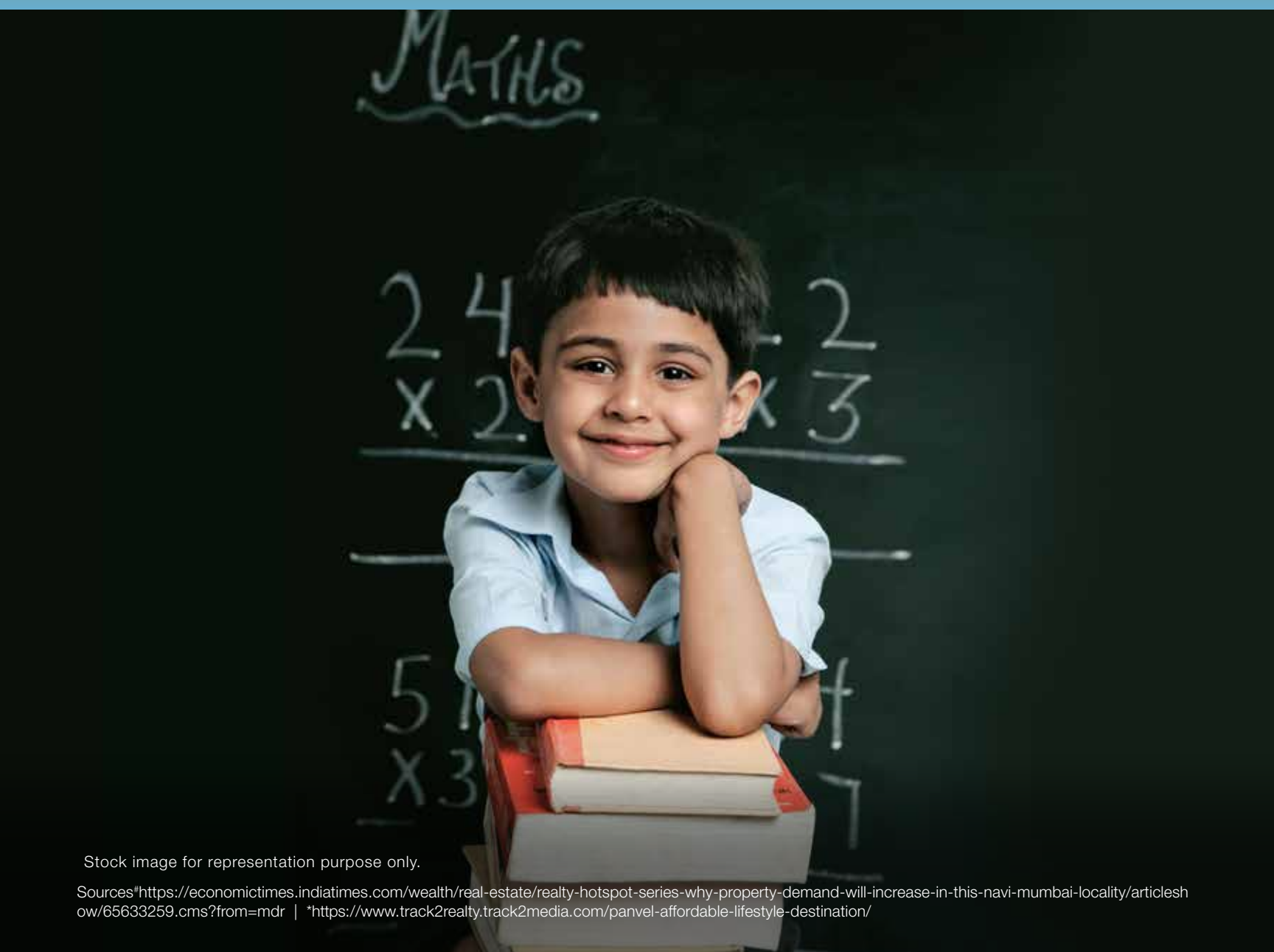
\*The best in healthcare facilities like **Dhirubhai Ambani Hospital, Panacea,** and **Lifeline Hospital** are nearby.



Stock image for representation purpose only.

Sources#<https://economictimes.indiatimes.com/wealth/real-estate/realty-hotspot-series-why-property-demand-will-increase-in-this-navi-mumbai-locality/articleshow/65633259.cms?from=mdr> | \*<https://www.track2realty.track2media.com/panvel-affordable-lifestyle-destination/>

\*Home to reputed educational institutions like **St. Joseph's High School,** **Delhi Public School, Thakur Arts and Science College,** and many more.



Stock image for representation purpose only.

Sources#<https://economictimes.indiatimes.com/wealth/real-estate/realty-hotspot-series-why-property-demand-will-increase-in-this-navi-mumbai-locality/articleshow/65633259.cms?from=mdr> | \*<https://www.track2realty.track2media.com/panvel-affordable-lifestyle-destination/>

\*CIDCO has also laid out future development plans, with many **schools** and **colleges, hospitals,** and other services included.



Stock image for representation purpose only.

Sources#<https://economictimes.indiatimes.com/wealth/real-estate/realty-hotspot-series-why-property-demand-will-increase-in-this-navi-mumbai-locality/articleshow/65633259.cms?from=mdr> | \*<https://www.track2realty.track2media.com/panvel-affordable-lifestyle-destination/>

#Live in close proximity to prominent commercial areas such as **Kopar** **Khairane, Taloja,** and **Airoli.**



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Sources#<https://economictimes.indiatimes.com/wealth/real-estate/realty-hotspot-series-why-property-demand-will-increase-in-this-navi-mumbai-locality/articleshow/65633259.cms?from=mdr> | \*<https://www.track2realty.track2media.com/panvel-affordable-lifestyle-destination/>

# EXPERIENCE A WORLD OF OPPORTUNITIES

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## Work

When it comes to work opportunities, Panvel is the place to be. With multiple MNCs and start-ups located in and around the city, life becomes a lot more convenient when you're working close to home.

- Home to brands like Unilever, Larsen & Toubro, Reliance, ONGC, JNPT, and many more.
- Flanked by several MIDC complexes in Taloja, Khopoli, Bhiwandi, and Patalganga.
- Expansion of JNPT and presence of several SEZs make Panvel a hub for employment opportunities<sup>1</sup>
- With 370 sq. kms. of the Navi Mumbai Airport Influence Notified Area (NAINA) being planned with Panvel at the heart, the landscape will drastically change in the coming years<sup>2</sup>



Stock image for representation purpose only.

Sources: 1. <http://naredco.in/news-updates-details.asp?id=27276&prYear=2020&xmon=Jan&st=1&links=>  
2. <http://naredco.in/news-updates-details.asp?id=27276&prYear=2020&xmon=Jan&st=1&links=>

# LIVE IN THE MOST HAPPENING CITY

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## Prosper

With a significant rise in young homeowners, the real estate market in the region has witnessed a great boost, making Panvel the hottest new place to be.

- \*In the last five years, real estate prices have nearly doubled, making it a sound investment for the future.
- #The proposed new airport will increase employment opportunities along with demand for residential and commercial spaces.



Stock image for representation purpose only.

Sources\*<https://housing.com/news/panvel-upcoming-infrastructure-makes-sought-affordable-housing-market/>  
\*<https://housing.com/news/impact-of-navi-mumbai-airport-on-mumbai-property-prices/>



The project is registered as The Highlands, Godrej City, Panvel with MahaRERA Registration No. P52000026790 available at <http://mahara.mahaonline.gov.in>. This project is being developed by Caroa Properties LLP. The Project assets / Property is mortgaged to Axis Bank and No Objection Certificate (NOC) is required from Axis Bank for sale of flats / Property.



This infrastructure facilities mentioned in the document are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of the facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same.

The Sale is subject to terms of Application Form and Agreement for Sale. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of Godrej Properties Ltd. is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.