



Which Areas are included in Mumbai 3.0?

The Mumbai Metropolitan Region Development Authority (MMRDA) will play a crucial role in developing Mumbai 3.0. It has created a new body named New Town Development Authority (NTDA) which is overseeing the transformation of Ulwe, Pen, Panvel, Uran, Karjat and many more villages surrounding the Navi Mumbai Airport Influence Notified Area (NAINA). The Mumbai 3.0 will approximately cover an area of 300-400 sq. km.

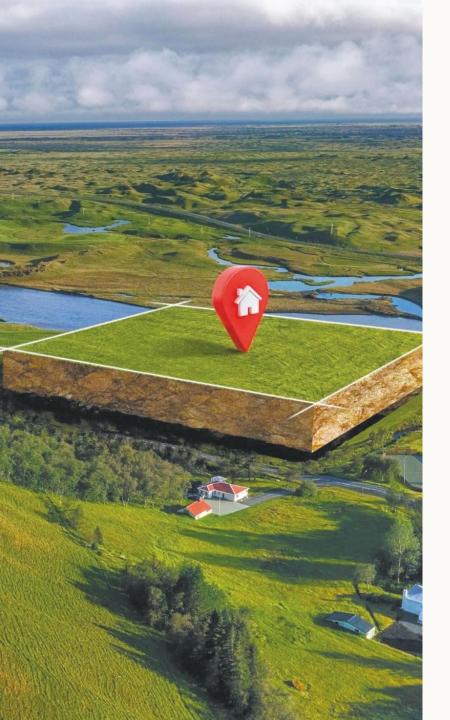
The proposed Third Mumbai or NAINA will focus on robust infrastructure, an amalgamation of affordable and luxurious housing, and improved transport facilities. The Third Mumbai is envisioned as a fully developed city with residential and commercial towers, banks, data centres, sports facilities, educational universities, government offices, and knowledge parks.

The Mumbai 3.0 region has enough potential to develop into a business hub with multiple road infrastructure projects providing fast connectivity.

Some mega infrastructure projects in this region are the Mumbai Trans Harbour Link, the upcoming Navi Mumbai International Airport, the Virar Alibaug Multimodal Corridor, and the Panvel Karjat Rail Corridor. All these projects will improve connectivity and create traction in Third Mumbai's surrounding regions.







Summary

Land Holdings: Malhotra Corp, has 100% equity in 1250 acres of Land in the district of Raigad. This land parcel falls in MMRDA New Town 3rd Mumbai.

The land parcel comes under the residential/ commercial development zone, inclusive of basic infrastructure like road, water & electricity in place. As this land is fully purchased by Malhotra Corp, therefore there no initial investment would be required. In villages:

1 Kharduborli 2 Khar / Nagdi Sapoli 3 Khoproli
4 Dhonpada 5 Umderde 6 Odhangi
7 Shinganwat 8 Kandle 9 Wadhkal

Part Plan Showing Boundary of Proposed New Town umbai Metropolitian Regional Plan (MMR Regional Plan (2021) loundary of Bart of MMR RP (2021) Raigad Regional Plan (1992) Part of Raigad RP

Introduction

These lands are 2 km away from Pen Railway Station & are stretched from Wadkhal to Hamrapur, these are emerging as prime investment destinations due to their connectivity and development plans.

- Location: Tehsil Pen, District Raigad, Maharashtra.
- Size: 1250 acres
- **Accessibility**: Highlight entrance points, ease of access to major highways, railways, and ports.
- **Utilities:** Availability of water, electricity, gas, and sewage infrastructure.
- **Zoning regulations**: N7 permissible for residential & commercial, Zonal Certificate obtained from CIDCO.
- **Permits required :** Foreign Direct Investment deemed permission.
- **Legal restrictions:** No restrictions for 450 acres clear title complete ownership, balance lands titles pending which can be easily obtain
- Other permissions & benefits we have: Water / Electricity / Irrigation NOC already obtained.
- Proposed Tax Benefits: As the land is going to be acquired by the government, no income tax or capital gain tax would be levied on profits.

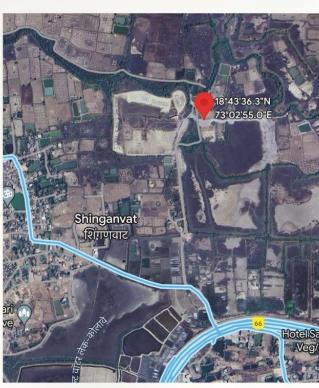




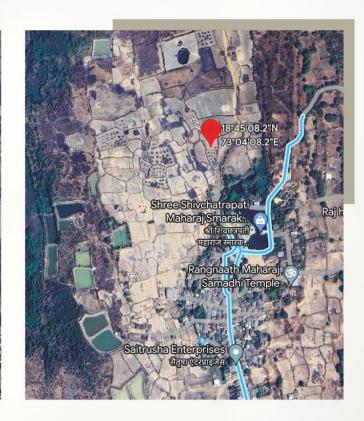
GOOGLE MAP IMAGES & LINKS OF OUR LAND PARCEL



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| GOOGLE MAP IMAGES | & LINKS OF OUR LAND PARCEL







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Road Connectivity from MUMBAI & NAVI-MUMBAI AIRPORT

Non-stop road connectivity from Mumbai, through trans-harbour sea-link. Alibaug-Virar corridor passing by.

Option of water ferry and marina is also available.





LATEST GAZETTE BY MAHARASHTRA GOVERNMENT



RNI No. MAHBIL/2009/36619

महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष १०, अंक ६७(८)]

मंगळवार, ऑक्टोबर १५, २०२४/आश्विन २३, शके १९४६ [पृष्ठे ६, किंमत : रुपये ११.००

असाधारण क्रमांक १७४

प्राधिकत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032. dated 15th October 2024.

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1221/2461/C.R.83/21/NTDA/UD-12.—Whereas, the Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") has been established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975) (hereinafter referred to as "the MMRDA Act") for the purpose of planning, co-ordination and supervising proper, orderly and rapid development of the areas in the Mumbai Metropolitan Region (hereinafter referred to as "the said Region") for the area stipulated in Schedule-I therein:

And whereas, the Government in Urban Development Department has sanctioned the Revised Regional Plan for the Mumbai Metropolitan Region (hereinafter referred to as "the said Mumbai Metroplitan Regional Plan") vide Notification No.TPS-1218/1665/C.R.79/20/UD-12, dated 20th April, 2021 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 20th June, 2021;

And whereas, Government in Urban Development Department vide its Notification No. MRD.3318/CR-108/UD-7, dated 9th September 2019 has modified the Schedule-I of the MMRDA by extending boundary of Mumbai Metropolitan Region as specified therein;

And Whereas, the Government in Urban Development Department has sanctioned the Regional Plan for Raigad Region (hereinafter referred to as "the said Raigad Regional Plan") vide Notification No. TPS-1490/365/C.R.34/90/UD-12, dated 4th July, 1992 as per the provisions of section 15 of the said Act, which has come into force with effect from the 15th September 1992;

And whereas, to improve connectivity and reduce travel time between Mumbai and Navi Mumbai, "the said Authority" at a substantial cost has developed the significant infrastructure project namely Shri Atal Bihari Vajpayee Trans Harbour Link (also known as Mumbai Trans Harbour Link (MTHL)) which is expected to have a major positive impact on the economic development and growth of the region :

भाग एक (को.वि.प्.)-१७४-१

महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय परवणी, ऑक्टोबर १५, २०२४/आख़्विन २३, शके १९४६

And whereas, to make the MTHL project economically viable by capturing the land value enhancement of MTHL landing and influence area, "the said Authority" vide letter dated 28th August 2023 has requested the Government to appoint the said Authority as "New Town Development Authority " (NTDA) for Mumbai Trans Harbour Link (MTHL) Influence Area consisting of total 124 villages comprising of approximately 323.44 sq. km. area as mentioned in Schedule-B appended hereto, out of which 80 villages are from Navi Mumbai Airport Influence Notified Area, 33 villages from the Khopta New Town Notified Area, 2 villages from the Mumbai Metropolitan Regional Plan and 9 villages from the Raigad Regional Plan (hereinafter referred to as "the said Notified Area");

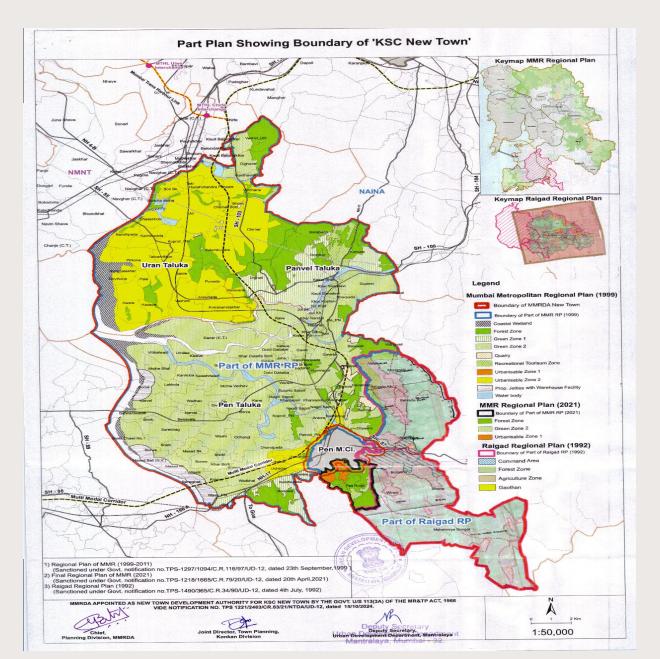
And whereas, the appointment of the City and Industrial Development Corporation (CIDCO) as Special Planning Authority for the 80 villages of Navi Mumbai Airport Influence Notified Area and 33 villages from the Khopta New Town Notified Area is withdrawn by the Government in Urban Development Department under section 160 of the said Act, vide Notification No. TPS-1221/ 2461/C.R.83/21/UD-12, dated 4th March, 2024;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, the Government under section 20(4) of Maharashtra Regional and Town Planning Act, 1966 accorded its approval to the modification proposal of 124 revenue villages from Raigad District as mentioned in the Schedule-A appended with notification, excluding the peripherial area of 250.00 mt. surrounded by the Pen Municipal Council, is designated as 'New Town' under section 113(1) of the said Act, vide Notification No. TPS-1221/2461/ C.R.83/21/ NTDA/UD-12, dated 15th October 2024;

Now, therefore, Government vide powers conferred upon it under sub-section (1) and sub-section (3A) of section 113 of the "said Act" accords sanction and notifies as under:

- (1) Designates and notifies the area of villages specified in Schedule-B appended hereto, excluding the peripherial area of 250.00 mt, surrounded by the Pen Municipal Council, as proposed "New Town". The New Town shall be known by name "KSC New Town".
- (2) Declares Mumbai Metropolitan Region Development Authority (MMRDA) is appointed as "New Town Development Authority".
- (3) Declares that any other Special Planning Authority / Local Authority functioning in the said notified area prior to this notification shall cease to perform functions and duties which the said New Town Development Authority is competent to perform from the date of publication of this notification in Official Gazette.
- (4) Directs Mumbai Metropolitan Region Development Authority (MMRDA) to prepare and publish the detailed Planning Proposals and Development Control & Promotion Regulations for the said "Notified Area" and submit the same to the Government for sanction alter following due procedure prescribed in the said Act. Unified Development Control and Promotion Regulations of Regional Plan shall be applicable to these notified areas till the detailed Planning Proposals & Rules for the New Town are sanctioned by Government.
- (5) As per the provision in Section 113 A on behalf of State Government Mumbai Metropolitan Region Development Authority (MMRDA) is hereby authorised to acquire the lands in notified area.
- (6) It shall be necessary for Mumbai Metropolitan Region Development Authority (MMRDA) to make necessary budget provision for acquisition of lands in notified area.
- 2. Copy of the sanctioned notification and Schedule-B along with plan showing the boundaries of the said notified area shall be available for inspection for the general public during office hours on all working days at the following offices for a period of one month :_

LATEST GAZETTE BY MAHARASHTRA GOVERNMENT



LIST OF VILLAGES ISSUED BY THE GOVERNMENT FOR 3RD MUMBAI

महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, ऑक्टोबर १५, २०२४/आश्विन २३, शके १९४६

- (1) Office of the Director of Town Planning, Maharashtra State, Pune.
- (2) Office of the Joint Director of Town Planning, Konkan Division, Konkan Bhavan,
- (3) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra, Mumbai.
- (4) Chief, Planning Division, Planner, Mumbai Metropolitan Region Development Authority, Bandra, Mumbai. (He is requested to submit five copies of the plan showing the modification for authentication to the Government.)
 - (5) Assistant Director of Town Planning, Raigad Alibaug Branch, Dist. Raigad.
- 3. This notification shall also be available on the Govt. website www.maharashtra.gov.in.

Schedule-B

Accompaniment to the Government in Urban Development Department Notification No. TPS-1221/2461/CR.83/21/NTDA/UD-12, dated 15th October 2024.

(Name of Villages for which Mumbai Metropolitan Region Development Authority is appointed as New Town Development Authority)

Sr. No.	Regional Plan	District	Taluka	Name of Villages
			N1 NEWS CONTROLLER	designated as New Town
(1)	(2)	(3)	(4)	(5)
1	Regional Plan of Mumbai	Raigad	Uran	(1) Dighode
	Metropolitan Region			(2) Kanthavali
				(3) Veshvi
				(4) Antrabamdakhar
				(5) Bhom
				(6) Bori Bk
				(7) BorichaKotha
				(8) ChikhliBhom
				(9) Chirner
				(10) Harishchandra Pimpale
				(11) Jui
				(12) Juipunade
				(13) Kalambusare
				(14) Punade
				(15) Taki
				(16) Vindhane
				(17) Aware
				(18) Bandhpada
				(19) Dhasakhosi
				(20) Govthane
				(21) Kacherpada
				(22) Kadape

भाग एक (को.वि.पु.)-१७४-२

M-24 ४ महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, ऑक्टोबर १५, २०२४/आश्विन २३, शके १९४६

Sr. No.	Regional Plan	District	Taluka	Name of Villages
(1)	(2)	(3)	(4)	designated as New Town (5)
				(23) Koproli
				(24) Pale
				(25) Pirkone
				(26) Sangpalekhar
				(27) Sarde
				(28) Talbandkhar
				(29) Vasheni
		1	Panvel	(30) Kelavane
				(31) Dighati
				(32) Sai
				(33) Barapada
				(34) Dolghar
				(35) Karnala
				(36) Kasar Bhat
			Pen	(37) Rave
				(38) Ambivali
				(39) Balawali
				(40) Govirle
				(41) Hamrapur
				(42) Kopar
				(43) Kharpada
				(44) Dushmi
				(45)KauliSimadevi
				(46) KharSimadevi
				(47) Kharkoshim
				(48) JuiKhurd
				(49) JuiBudruk
				(50) Jite
				(51) Navkhar
				(52) KharNandai
				(53) Turkhul
				(54) KharDubej
				(55) Dadar
				(56) Urnilee
				(57) Sonkhar
				(58) Khar Dutarfa Borli
				(59) Kalave
				(60) Hanumanpada

LIST OF VILLAGES ISSUED BY THE GOVERNMENT FOR 3RD MUMBAI

M-24 महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, ऑक्टोबर १५, २०२४/आश्र्वन २३, शके १९४६

Sr. No.	Regional Plan	District	Taluka	Name of Villages
(1)	(2)	(3)	(4)	designated as New Town (5)
				7-1) -
				(61) Davre
				(62) KharBorli
				(63) Tambadshet
				(64) Johe
				(65) DolviDababa
				(66) MotheVadhav
				(67) Kaleshri
				(68) Kanhoba
				(69) Vitthalwadi
				(70) MotheBhal
				(71) Lakhola
				(72) Narwel
				(73) Bahiramwatak
				(74) Benavale
				(75) Wadhav
				(76) Div
				(77) Borze
				(78) Kane
				(79) Waredi
				(80) NagadiSapoli
				(81) KharSapoli
				(82) DutarfaSapoli
				(83) Chinchghar
				(84) Shitole
				(85) Davansar
				(86) Ramraj
				(87) Dhavate
				(88) Tarankhop
				(89) Antore
				(90) Patnoli
				(91) Koproli
				(92) Odhangi
				(93) Washi
				(94) Sarebhag
				(95) Shirki Chawl No. 1
				(96) MasadBeli
				(96) MasadBen (97) MasadKhurd
				2. 1
				(98) MasadBudruk

महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, ऑक्टोबर १५, २०२४/आश्विन २३, शके १९४६

Sr. No.	Regional Plan	District (3)	Taluka (4)	Name of Villages designated as New Town (5)
	(2)	(0)	(4)	(99) Borwe (100) Bori (101) Shirki (102) Kolave (103) Shinganvat (104) Dhondpada (105) Umbarde (106) Meleghar (107) Kandale (108) Uchede (109) Kandlepada (110) Wadkhal (111) Beneghat (112) Wave (113) Kashmire (114) Pen Rural (115) Vadgaon
2	Regional Plan of Raigad Region	Raigad	Pen	(116) BelvadeKh (117) Borgaon (118) Mahalmirya Dongar (119) Mungoshi (120) Belvade Bk (121) Shene (122) Ambeghar (123) Valak (124) Wirani
			Total =	124 Villages

Note: There is no change in the jurisdiction of the Planning Authority in respect of peripherial area of 250.00 mt. surrounded by the Pen Municipal Council, *i.e.* existing Planning Authority shall be continued as Planning Authority for the said peripherial area.

By order and in the name of the Governor of Maharashtra,

NIRMALKUMAR CHAUDHARI,

Deputy Secretary to Government.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR: DIRECTOR, RUPENDRA DINESH MORE.

NEWS PAPER REFERENCES

Mum-Goa h'way set to open by Dec

42km stretch between Panvel and Kasu 99% complete; project cost ₹44,000 crore; executed by NHAI along with various state agencies; project divided into 10 packages

BHALCHANDRA CHORGHADE/ MUMBAI

Sanctioned almost 12 years ago to streamline traffic between Mumbai, Konkan and Goa, the proposed 555km Mumbai-Goa Highway is likely to be operational by December this year. According to a senior official from the state public works department, the work is underway and the 42km stretch between Panyel and Kasu is 99% complete. The highway is being constructed at Rs44,000 crore cost and is executed by the National Highways Authority of India (NHAI) along with various state agencies.

"We have divided the entire project into 10 packages of which six have been completed. What remains is completion of the tunnel in pack age 3, of which one side is already operational while the other side will be open to the public by July 15. Similarly, minor works remain to be completed in package 1. which will be completed by December." the official said.



Once operational, it will take 6-8 hours for the people to travel between Mumbai

been divided into two pack-

and Goa. "The stretch has Kasu stretch will be operational soon, the work on the ages. While the Panyel and remaining 42km between

Kasu and Indapur has been taken on a war footing," the official said adding, that about 45% of the physical work in this package has been completed

A senior NHAI official said that the entire highway will be operational by De cember. Stating that the highway will bring much-needed relief to the people of Konkan, Union Minister for Road Transport and Highways. Nitin Gadkari had earlier said that the project would be completed by June

"There were many prob lems regarding the construction of the project, and all those would be solved soon. The entire stretch will start by June, except the Chiplun flyover," Gadkari had said during his recent visit to Mumbai

Meanwhile, residents and commuters said that the state government prioritised the Mumbai Trans Harbour Link (MTHL) and the Coastal Road project but turned a blind eye to the completion of the Mumbai-Goa highway

नवी मुंबई एयरपोर्ट पर शुरू हुआ ट्रायल!

■ नवी मंबई : नवी मंबई में वन रहे नए एयरपोर्ट पर ट्रायल उड़ान शुरू हो गई है। वधवार को यहां से पहली उड़ान भरी गई और यह सफल रही। सुत्रों का कहना है कि विमान को सिग्नल प्रणाली का परीक्षण करने के लिए उड़ाया गया है। विमान ने उडान ग्लाइडिंग पथ जांच सफलतापर्वक परी कर ली है। एयरपोर्ट का काम तेजी से जारी है और मार्च 2025 तक इससे उड़ानें शुरू होने की उम्मीद है। हालांकि, टायल उडान को लेकर नवी मंबई एयरपोर्ट अथॉरिटी और सिडको ने काफी गोपनीयता वरती है।

में काम कर रही है। इसकी अनुमानित अभी और भी टायल किए जाएंगे।

पांच चरणों में पूरा होगा कामः एयरपोर्ट प्रॉजेक्ट ५ चरणों में पूरा होगा। पहले दो चरणों में प्रतिवर्ष दो करोड़ यात्री क्षमता होगी। पांचवें चरण तक यहां चार टर्मिनल और दो रनवे होंगे। 13 जुलाई को केंद्रीय नागरिक उड्डयन मंत्री किजरप्पु नायडू और केंद्रीय राज्य मंत्री मुरलीधर मोहोल ने काम की समीक्षा की थी। मोहोल ने कहा था कि प्रतिवर्ष 9 करोड़ यात्रियों की क्षमता वाला यह प्रॉजेक्ट गेम चेंजर साबित होगा। पहले चरण की उड़ान 1 मार्च 2025 से शुरू होगी।



लागत 19 हजार 600 करोड़ रुपये है। वधवार को यहां पहली ट्रायल उड़ान का मुंबई इंटरनैशनल एयरपोर्ट विडियो भी सामने आया है। भारतीय हवाई (एनएमआईएपीए) का निर्माण रायगड अड्डा प्राधिकरण के एक विशेष विमान ने जिले में उलवा और पनवेल के वीच एयरपोर्ट पर सिग्नल प्रणाली के परीक्षण के 1,600 हेक्टेयर जमीन पर किया जा रहा लिए उडान भरी थी। एयरपोर्ट अथॉरिटी के है। इसमें सिडको नोडल एजेंसी के रूप सत्र का कहना है कि परीक्षण सफल रहा।

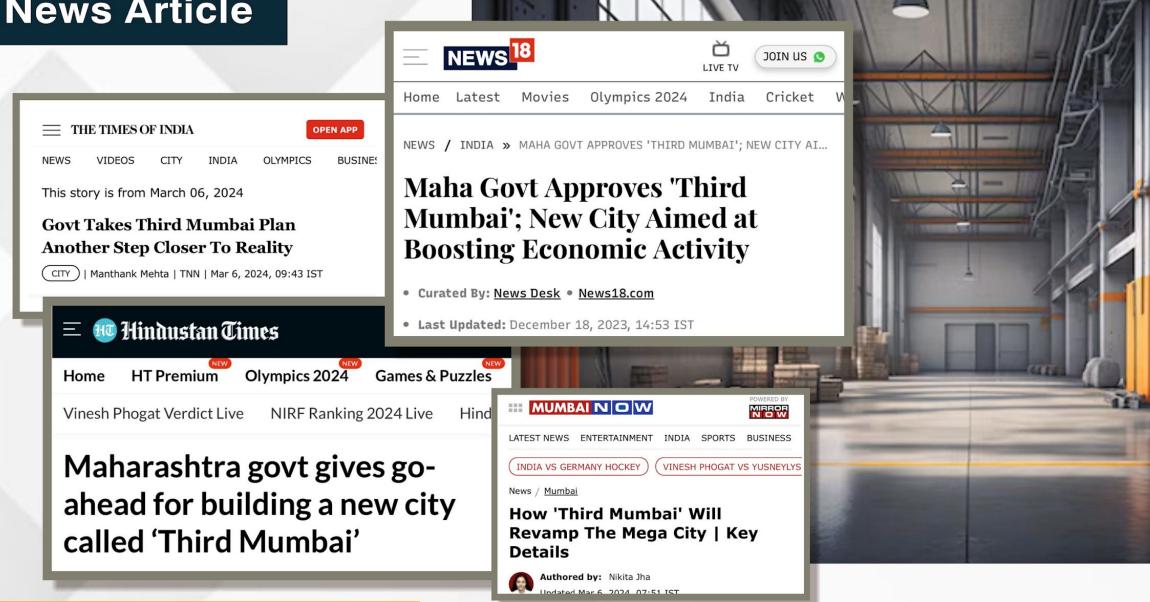
सभी मार्गों से कनेक्टिविटी

एयरपोर्ट को एक्सप्रेस वे, हाइवे, उपनगरीय रेल, मेट्रो, हाई स्पीड रेल और जलमार्ग से भी जोड़ा जा रहा है। नवी मंबई एयरपोर्ट भारत का पहला मल्टी-मॉडल विमानन केंद्र सावित होगा। ठाणे, कल्याण, पुणे, मुंबई और पुरे पश्चिमी महाराष्ट्र को इसका फायदा मिलेगा



CLIK HERE TO VIEW: https://youtu.be/QOtFjHKSvLE?si=LP6vJMCU6VEGotmf

News Article



PREVIOUS LAND ACCUSATIONS SCHEME BY MAHARASHTRA GOVERNMENT



Land owner/ investor got - 12.5% of the final plot price Rs 2 cr per guntha (100 sq meters)

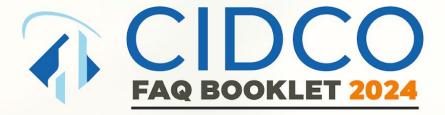
IN PUSHPAK NAGAR

Land owner/ investor got 22.5%, final plot price coming to 1.5 cr per (100 sq meters)

IN CIDCO NAINA PANVEL

Land owner/investor got 40%, final plot price today 1.25 cr per (100 sq meters)

All three locations come within the vicinity of our lands, would approximately be 5-10 minutes from our lands.



https://drive.google.com/file/d/1-5dDGEt33j_dSsJ3XfOLxnthOgut5FfD/view



CONCLUSION

Third Mumbai presents a wealth of opportunities for real estate investors.

With ongoing development, supportive policies, and a growing market, now is the time to explore the potential in this vibrant area.

Strategic planning & informed decisions will lead to success.

FUTURE PROJECTIONS

The future of Third Mumbai looks promising with projected growth rates in real estate.

As infrastructure improves and demand increases, investors can expect significant returns. Understanding future trends will be key to successful investments.

