The Wadhwa Group
Landmarks planned with passion

BOMBAY TO MUMBAI.

Only the name changed. Problems are still the same.

- Bombay/Mumbai was always a trade off between life & dreams
- Struggling with over population due to employment ever since 18th century
- Leading to congestion & haphazard development
- Bombay City Improvement Trust was formed in year 1898 to address the issues of this growing city
- Bombay Development Department was formed in 1920 with special attention to housing

THE CITY LACKS A MASTER PLAN

“It is a well known and undisputed fact”

Journal of Indian Institute of Architects

THE MAXIMUM CITY IS MAXIMUM

Second Most Populated
Metropolitan of India
(21.3 million)

Source: Times of India

Most Expensive
Housing Market

Source: qz.com

Maximum
Commute Time

Source: financialexpress.com

World's Busiest
Airport Running Over Capacity

Source: aai.aero.com

5000+ Passengers in trains with capacity of 1800 Pass.

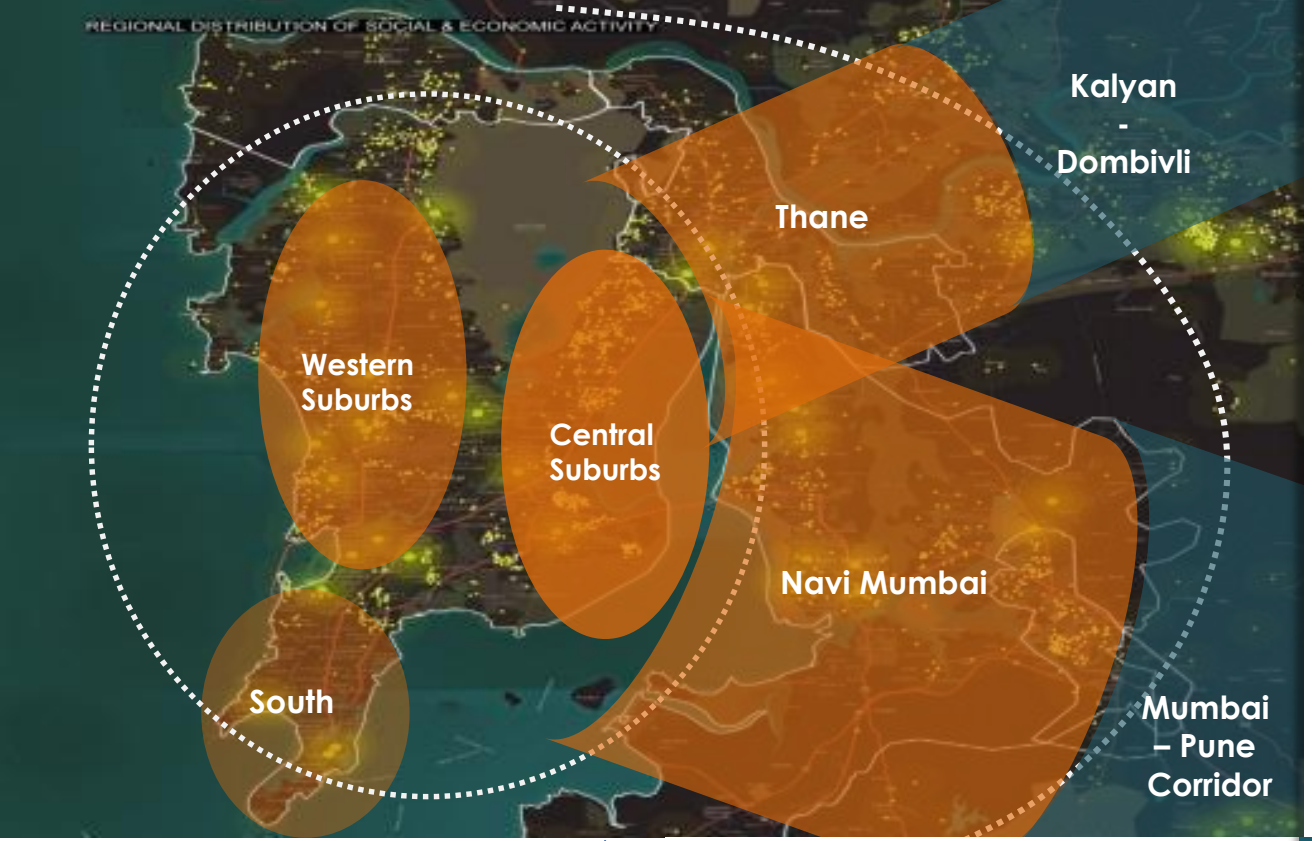
Source: socialcops.com

- The World's largest planned Mega City
- To accommodate 4 million people

CIDCO
WE MAKE CITIES

ESTABLISHED IN 1971
TO DEVELOP
NAVI MUMBAI

- To create 2 million job opportunities
- Best-in-class transport & drainage network



NAVI MUMBAI PANVEL

~34.8 Kms to Mumbai

New International Airport

Developed Infra-structure

Major Development Plans

Presence of Industrial area & SEZ

Central to Mumbai-Pune Corridor

Notified for MEGA CITY

VASAI-VIRAR

~71.9 Kms to Mumbai

Not Many A-Grade Developers

KALYAN-DOMBIVALI

~42.1 Kms to Mumbai

Lesser Infra-structure , Lesser Options

GROWTH CORRIDOR

Source: Liasas Foras

UPCOMING INFRASTRUCTURE IN PANVEL.

UPCOMING **INTERNATIONAL AIRPORT (NMIA)**

NAVI MUMBAI METRO & SUBURBAN RAIL LINE

PANVEL-KARJAT

2020

UPCOMING MUMBAI **TRANS-HARBOUR LINK**

VIRAR ALIBAUG **MULTI MODAL CORRIDOR**

11% PROGRESS

2024

Expected Timeline of possession as per govt. Proposal*

NAVI MUMBAI INTERNAIONAL AIRPORT

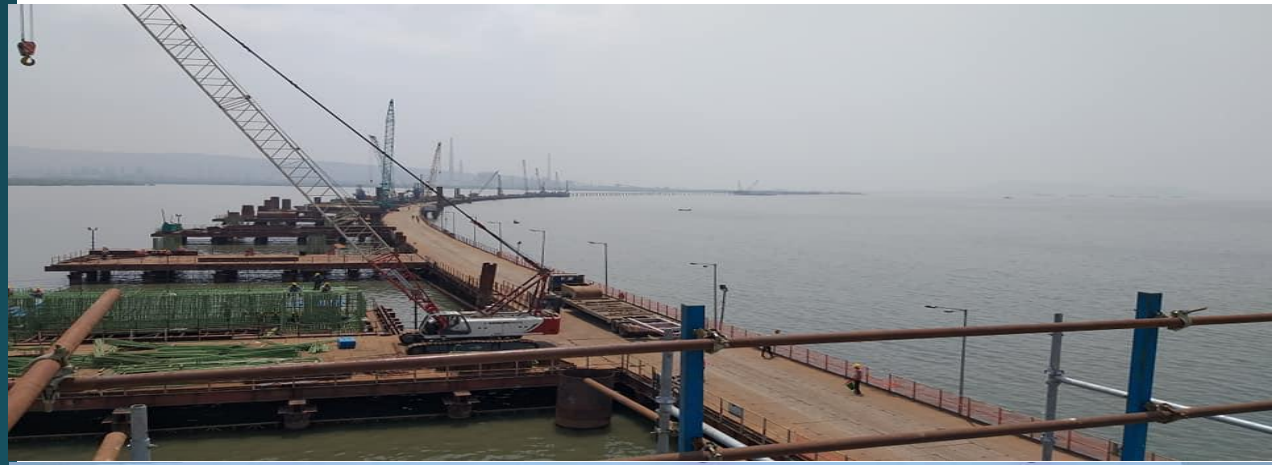
80% LAND FILLING COMPLETED

2020

Expected Timeline of possession as per govt. Proposal*

Source: Google

MUMBAI TRANS-HARBOUR LINK



RAPID PROGRESS
2022

Expected Timeline of possession as per govt. Proposal*

Source: Google

Devendra Fadnavis in London: A smart city bigger than Mumbai in the works

hindustantimes

Thursday, Apr 11, 2

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MMR: Mumbai city's next big development hotspot

The construction of the proposed Navi Mumbai airport — likely to take off from October this year — is setting the stage for the development of an urban sprawl of residential and commercial townships across Panvel, Kalyan, Ambernath and Bhiwandi, areas that together are called MMR.

Panvel: From a second home destination, to a realty

Yashodeep Shivalkar, a banker who shifted from Chembur to Panvel five years ago, is extremely happy with his decision. Owing to its affordable property rates, Shivalkar was able to buy a spacious two-bedroom-hall apartment R

The Indian EXPRESS

Wednesday, May 02, 2018

Cidco to build Rs 273 crore coastal road in Navi Mumbai

State approves two railway projects worth ₹1,809 crore

Doubling of Karjat-Panvel route and an elevated corridor between Thane-Airoli in the MMR receives cabinet nod

- MMRDA, CIDCO to foot 50% of the expenses
- Remaining to be borne by the railways

RAVIKIRAN DESHMUKH

HERE is good news for the scores of commuters travelling from Kalyan, Thane and Navi Mumbai. The state government has approved the doubling of Karjat-Panvel railway route, alongside an elevated corridor between Kalwa and Airoli. While approving the projects, the state asked the MMRDA and the CIDCO to share 50% of the ₹1,809 crore. The remaining expenses will be borne by the railways. The project is part of the Mumbai Urban Transport Project (MUTP)-III and is being implemented by the Mumbai Rail Vikas Corporation (MRVC) on behalf of the railway ministry. The state cabinet gave an in principle nod during its meeting on Friday.

Commuting relief

The doubling of Karjat-Panvel route will cost ₹1,473 crore and will pave way for suburban services between Kalyan and Panvel. The current distance between Mumbai CST and

₹1,473 cr

Construction cost for doubling the Karjat-Panvel route

₹336 cr

Construction cost of the proposed elevated corridor between Thane and Airoli

Karjat via Kalyan is 100 km, which will be reduced to 77 km once the project is completed, said a government official.

Currently, commuters wanting to travel from Karjat or Kalyan to Navi Mumbai change suburban services at

CONNECTING BETTER: The project to double the railway route between Karjat and Panvel was taken to offer better connectivity for the burgeoning population in the MMR. File pic

Thane, which is becoming one of the most congested railway station, he said.

Similarly, the Thane-Turbhe route connecting the Central Railway and the Trans-Harbour services in Navi Mumbai is getting choked. The two-km-long elevated corridor, connecting Kalwa near Thane and Airoli in Navi Mumbai, will cost of ₹336 crore and is said to ease congestion at Thane. The connectivity between Thane, Kalyan and Navi Mumbai needs to be improved considering the burgeoning population in the MMR, the official said.

MUM TO NAVI MUM AIRPORTS IN 30 MINS BY METRO

Distance between two airports | 30km

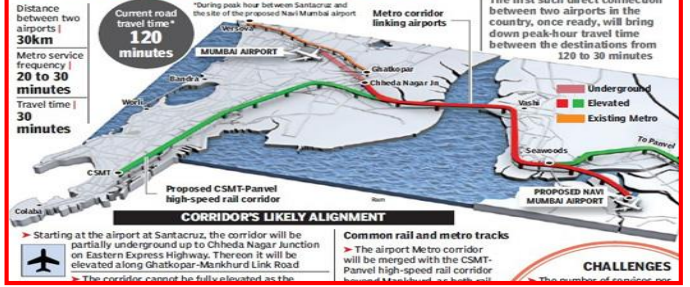
Metro service frequency | 20 to 30 minutes

Travel time | 30 minutes

Current road travel time* 120 minutes

*During peak hour between Santacruz and the site of the proposed Navi Mumbai airport

Metro corridor linking airports



CORRIDOR'S LIKELY ALIGNMENT

- Starting at the airport at Santacruz, the corridor will be partially underground up to Chheda Nagar Junction on Eastern Express Highway. Thereon it will be elevated along Ghatkopar-Mankhurd Link Road
- The corridor cannot be fully elevated as the

Common rail and metro tracks

- The airport Metro corridor will be merged with the CSMT-Panvel high-speed rail corridor

The detailed project report (DPR) on the proposed Metro corridor between Mumbai airport and the upcoming Navi Mumbai one is in the final stages of preparation. The first such direct connection between two airports in the country, once ready, will bring down peak-hour travel time between the destinations from 120 to 30 minutes

CHALLENGES

PANVEL-KARJAT: ON THE RIGHT *TRACK*

A brand new suburban railway network is being constructed between Panvel and Karjat. How will it impact real estate of areas that would fall on the new rail route?

PANVEL MAKING NEWS.

Updates and announcements of new and upcoming infrastructure.

MUTP-III ON SUBURBAN TRACK

What Niti Aayog has said

- Hike fares in a phased manner
- Benefits of MUTP-III can be cited to public to convince them of a fare hike
- Introduce communication-based train control (CBTC) system to improve frequency

What CR has said on CBTC

- Introduce it on Harbour line as a test case; it will improve frequency of services to 2 min from 4 min now

Duration of CBTC project 3 YEARS

COST ₹4,082CR

Capacity augmentation plans under MUTP-III

Virar-Dahanu quadrupling
LENGTH | 63km
COST | ₹3,500cr

Airoli-Kalwa trans-harbour link
LENGTH | 2km
COST | ₹400cr

Doubling of Panvel-Karjat/ Khopoli route
LENGTH | 28km
COST | ₹2,500cr

Mid-section trespassing control
COST ₹500cr
LOCATIONS 22

Total cost of MUTP-III | ₹14,082cr (up from ₹10,000 after introduction of CBTC)

hindustantimes

Wednesday, Sep 05, 2018

india world sports cities opinion entertainment lifestyle education photos videos ind vs eng series asian games ...

HOME > CITIES > MUMBAI NEWS

First flight from Navi Mumbai airport likely in 2021: Aviation secretary

RN Choubey on Tuesday said it will take another three years from 2018 for the first flight to take off from the airport

2023 DEADLINE FOR PROJECT

- Includes quadrupling of Virar-Dahanu railway line (60km), building of new passenger line between Panvel-Karjat (28km) & cord line from Airoli to Kalwa (3km)
- Buying of trains, building of safety fence part of work
- MUTP-3 is expected to be over by 2023

MUTP-3 comprises several projects estimated to cost ₹10,947 crore

How costs will be borne

- Railways will bear 50% of the cost
- MMRDA and Cidco will bear the other 50% of cost on state's behalf
- MMRDA is the single state agency for flow of funds for MUTP-3

Shri. Vijay Wadhwa
Chairman Emeritus

QUALITY HOUSING FOR ALL

"A vision for sustainable growth. We want to make housing affordable and accessible for all. That is why we selected a location that promises progress. The government's focus on Panvel makes it an ideal place for materializing this dream. The new airport coming up in this area has boosted the development of state-of-the-art roads and railways. Panvel is indeed the place where you can live happily ever after."

WADHWA

WISE CITY

PANVEL

WADHWA
WISE CITY
PANVEL

The Sun.

Water and the Sky

Earth & Life

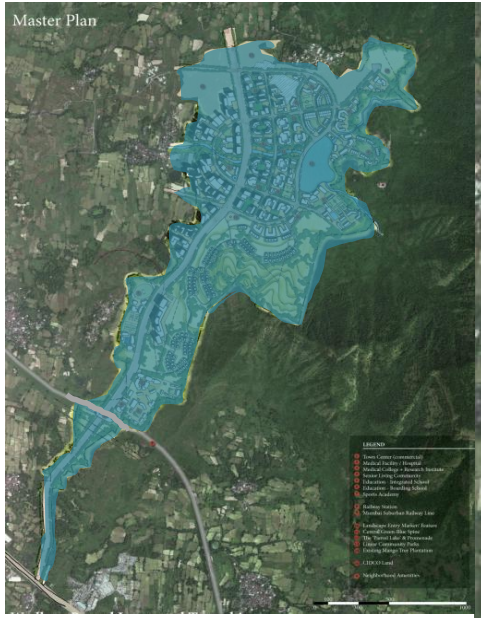
The Forest

Inspired by nature to inspire you everyday.

AT THE EPICENTRE OF GROWTH

International Airport | Trans Harbour Link | Multimodal Corridor | SEZs | JNPT | Suburban Rail & Metro Lines

*Map is not in actual scale and is for reference only.



SUSTAINABLE, EFFICIENT & PURPOSEFUL

~450 Acres of Land Ownership

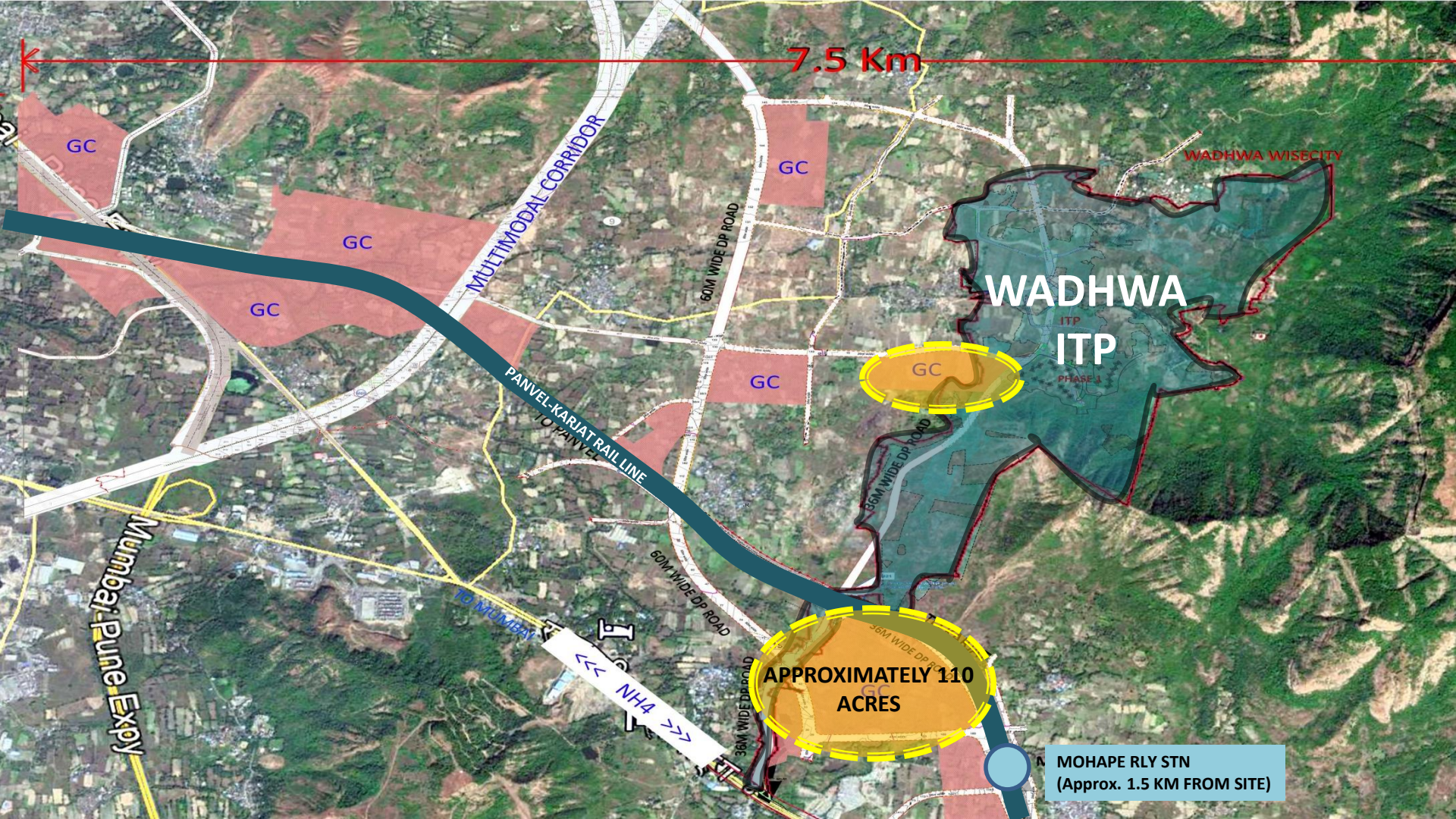
138 Acres of Approved Integrated Township

PRESENT INFRASTRUCTURE

- **TRANSPORT NODES WITHIN 10 – 25 MINS**
  Shedung Plaza, Mumbai-Pune Expressway, **Mohape Rly. Stn, Thombrewadi Bus Stop,** Palapse Phata, Navi Mumbai Intl Airport, Panvel Bus Terminal, Panvel Rly. Station
- **EDUCATION WITHIN 10 -20 MINS**
  St. Wilfred School, Wilfred College of Arts & Commerce, Chhatrapati Shivaji Maharaj Institute of Technology, DPS PANVEL, AMITY UNIVERSITY
- **ENTERTAINMENT WITHIN 15-25 MINS**
  Orion Mall, K mall, Kharghar Golf Course, Adlabs Imagica, Della Adventures, Karala Caves
- **HEALTHCARE** WITHIN 10 - 20 MINS
  MGM Hospital, Dhirubai Ambani Hospital, Lifeline Hospital
- **BANKING & ATM** WITHIN 10 - 15 MINS
  State Bank of India, ICICI Bank, Punjab National Bank
- **FUEL STATION** WITHIN 05 - 10 MINS
  Indian Oil, Bharat Petroleum

THE FIRST INTEGRATED TOWNSHIP PROJECT OF NAINA

Representation Image


7.5 Km
GC
GC
GC
GC
GC
MULTIMODAL CORRIDOR
60M WIDE DP ROAD
60M WIDE DP ROAD
36M WIDE DP ROAD
PANVEL-KARJAT RAIL LINE
TO PANVEL
TO MUMBAI
NH4
Mumbai-Pune Expy
WADHWA WISECITY
WADHWA
ITP
ITP
PHASE 1
GC
APPROXIMATELY 110
ACRES
MOHAPE RLY STN
(Approx. 1.5 KM FROM SITE)

THE BIGGEST LAUNCH OF 2018 IN MUMBAI

Inaugurated by Chief Minister of Maharashtra

28 June 2018

SYNOPSIS OF OUR SUCCESS

WADHWA WISE CITY PANVEL

26th MAY 2018
GLOBAL PRE-LAUNCH

21st JUNE 2018
GRAND INVESTOR-PARTNER MEET

26th-30th JUNE 2018
MASS MEDIA LAUNCH

AUG 2018
1000+ Homes Sold

18TH AUG 2018
SUCCESS MEET - CHANNEL PARTNERS

SEP 2018
1500+ Homes sold

MORE THAN **12,000** FAMILIES VISITED

WADHWA
WISE CITY
PANVEL

2000+ APPLICATIONS IN 3 MONTHS

WADHWA
WISE CITY
PANVEL

DEVELOPMENT PROGRESS ON SITE

City Entrance

WADHWA
WISE CITY
PANVEL

DEVELOPMENT PROGRESS ON SITE

Arterial 36M wide DP Road

WADHWA
WISE CITY
PANVEL

DEVELOPMENT PROGRESS ON SITE

Phase 1 – Tower D1

WADHWA
WISE CITY
PANVEL

DEVELOPMENT PROGRESS ON SITE

Phase 1 - Tower D2

WADHWA
WISE CITY
PANVEL

DEVELOPMENT PROGRESS ON SITE

Phase 1 Towers

WADHWA
WISE CITY
PANVEL

SHOW FLAT PREVIEW

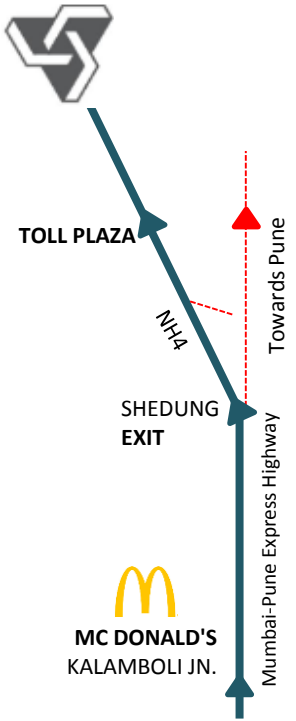
2 BHK Supreme - Living Room

WADHWA
WISE CITY
PANVEL

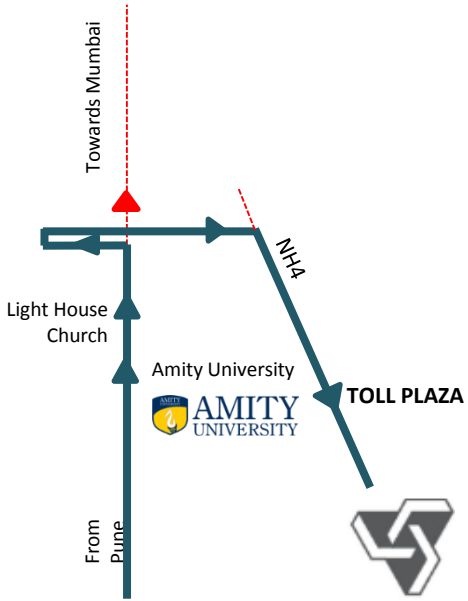
SHOW FLAT PREVIEW

2 BHK Supreme - Bed Room

CODENAME
MEGALiving
PANVEL
LIFESTYLE HOMES



FROM MUMBAI



FROM PUNE

CODENAME
MEGALiving
PANVEL

MEGA RAIL CONNECTIVITY

MOHAPE
RAILWAY STATION ON
UPCOMING
PANVEL-KARJAT LINE

CODENAME
MEGALiving
PANVEL

MEGA EDUCATION

TIED UP WITH Father Agnel CBSE SCHOOL TO BE OPERATIONAL BY 2022

SCHOOLS & EDUCATION
INSTITUTES WITHIN TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA HEALTHCARE

HEALTHCARE FACILITIES
WITHIN TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA CONVENIENCE

ENTERTAINMENT,
SHOPPING,
& FOOD RETAIL
WITHIN TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA GROWTH

COMMERCIAL HUBS & OFFICES
ADJACENT TO TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA FITNESS

WELL EQUIPED GYMNASIUM IN TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA REJUVENATION

SWIMMING POOL
WITHIN TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA RECREATION

SPORTS FACILITIES & OPEN GROUNDS
WITHIN TOWNSHIP

CODENAME
MEGALiving
PANVEL

MEGA LEARNING

E LEARNING FACILITY
IN THE CLUBHOUSE

CODENAME
MEGALiving
PANVEL

MEGA ADVENTURE

NATURE TRAILS & ADVENTURE AMENITIES WITHIN TOWNSHIP

And for the ones who wish to have all of this.

With a lot more for themselves

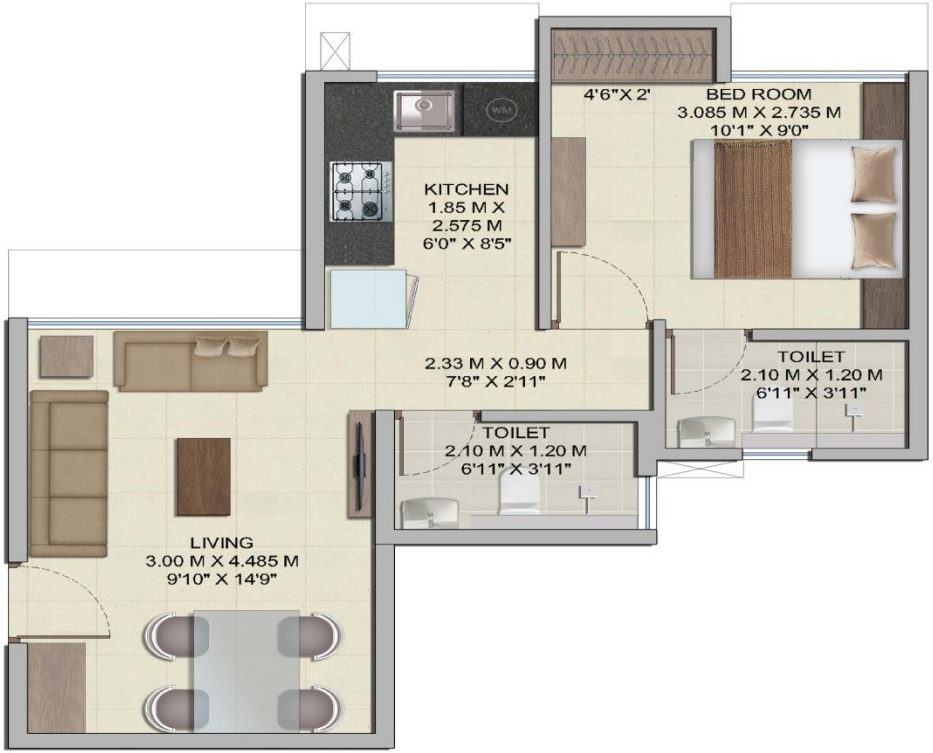
CODENAME
MEGALiving
PANVEL
RENDERCAD...COM

36 M WIDE DP ROAD
18 M WIDE ROAD
15 M WIDE ROAD
ENTRY
LEGEND
1 ENTRY TO BUILDING / DROP OFF
2 JOGGING TRACK
3 PLAY AREA FOR KIDS
4 SITTING AREA WITH PERGOLA
5 OUTDOOR GYM / HEALTH ZONE
6 MULTIPURPOSE COURT
7 AMPHITHEATRE
8 VOLLEYBALL COURT
9 YOGA LAWN
10 PARKING ZONE
11 PODIUM PARKING
12 SUBSTATION
13 TOWN LEVEL P.G.
14 TOWN LEVEL PARK
15 TOWN LEVEL CLUB HOUSE
TYPE A
TYPE B
TYPE C

LAYOUT PLAN

1 BHK – 36.32 Sq.m

CODENAME MEGALiving PANVEL



- Zero Wastage Layout
- Vaastu Compliant
- Semi – French Windows.
- Cross-Ventilated Master Bedroom.
- Dedicated wardrobe niche.
- Two Washrooms (1 Common + 1 Attached)
- Dedicated Duct space for AC outdoor unit

CODENAME
MEGALiving
PANVEL

2 BHK – 45.85 Sq.m

- Optimum Utilization of Space
- Vaastu Compliant
- Semi - French Windows
- Windows facing in East-West direction
- Separate WC & Bath
- Dedicated Duct space for AC outdoor unit
- Cross Ventilation

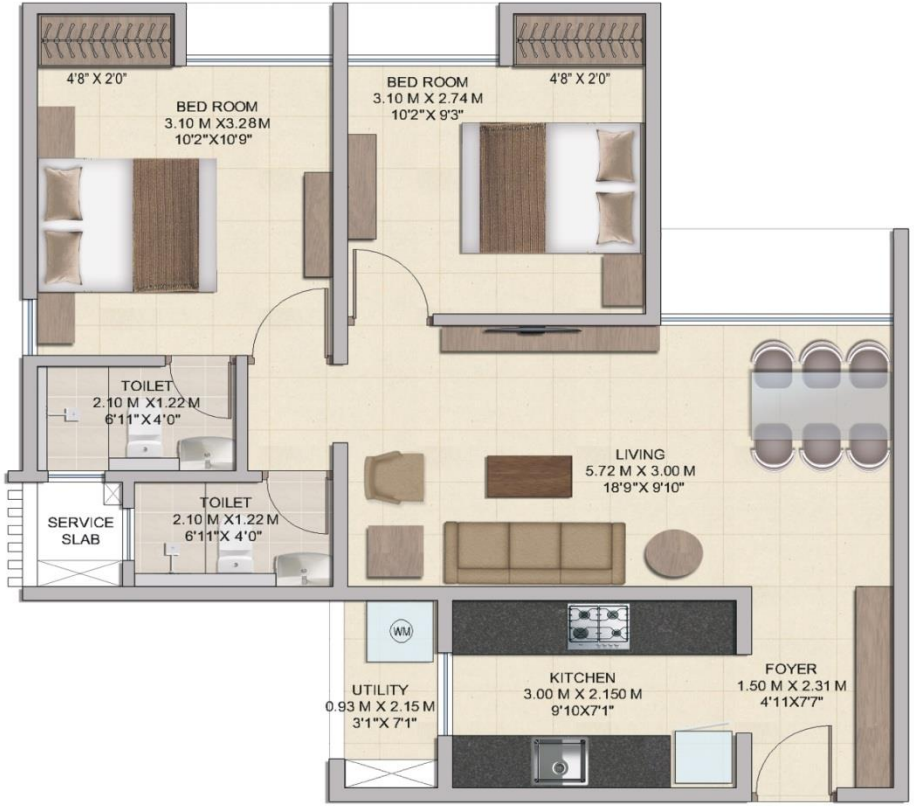
2 BHK SUPREME – 58.32 Sq.m

CODENAME MEGALiving PANVEL

- Optimum Utilization of Space
- Vaastu Compliant
- Semi - French Windows
- Windows facing in East-West direction
- Separate WC & Bath
- Dedicated Duct space for AC outdoor unit
- Cross Ventilation

2 BHK DELUXE – 59.41 Sq.m

CODENAME MEGALiving PANVEL



- Optimum Utilization of Space
- Vaastu Compliant
- Semi - French Windows
- Windows facing in East-West direction
- Separate WC & Bath
- Dedicated Duct space for AC outdoor unit
- Cross Ventilation

CODENAME

MEGALiving

PANVEL

CODENAME

MEGALiving

PANVEL

CODENAME

MEGALiving

PANVEL

Gymnasium

Cafe

Club House

Indoor Games Room

Play Courts

Swimming Pool

Jogging Track

Large Open Spaces

Rock Climbing

Yoga Lawn

Senior Citizen Area

Kids Play Area

24*7 Security

Multi-purpose Court

Amphitheatre

ASSOCIATES

Master Planner	Design Architect	MEP Partner	Construction Partner	Development Partner	Construction Finance Partner
AECOM	Architect Hafeez Contractor	PDA	CAPACITE	gfh	pnb Housing Finance Limited Ghar Ki Baat

CODENAME

MEGALiving

PANVEL

FOR EOI BENEFITS – CONTACT OUR SALES MANAGER

1 & 5%*
GST

2.67 L*
PMAY SUBSIDY

Save 50 %
ON STAMP DUTY

P52000016199, P52000016549, P52000016560, P52000016594, P52000016540, P52000016583, P52000016868, P52000017051, P52000016524, P52000016274, P52000020776.

Details available on maharera.mahaonline.gov.in

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WISE CITY PHASE-I PRICING FOR REFERENCE

TYPOLOGY	WISE CITY PHASE-I PRICING
1 BHK	46 Lacs All In*
1 BHK Supreme	48 Lacs All In *
2 BHK	58 Lacs All In*
2 BHK Supreme	75 Lacs All In*

For lower Band. T&C APPLY Incl. of current applicable taxes*

THANK YOU

FOR EOI BENEFITS – CONTACT OUR SALES MANAGER

This Presentation is only for Internal Reference and does not constitute part of any offering or collateral