

PROJECTS AT

**hiranandani** **fortune city**

**p a n v e l ,   n a v i   m u m b a i**

The logo features a stylized 'h' composed of an orange vertical bar and a grey 'n' shape.

**hiranandani  
communities**  
a niranjan hiranandani initiative

# Presentation Contents

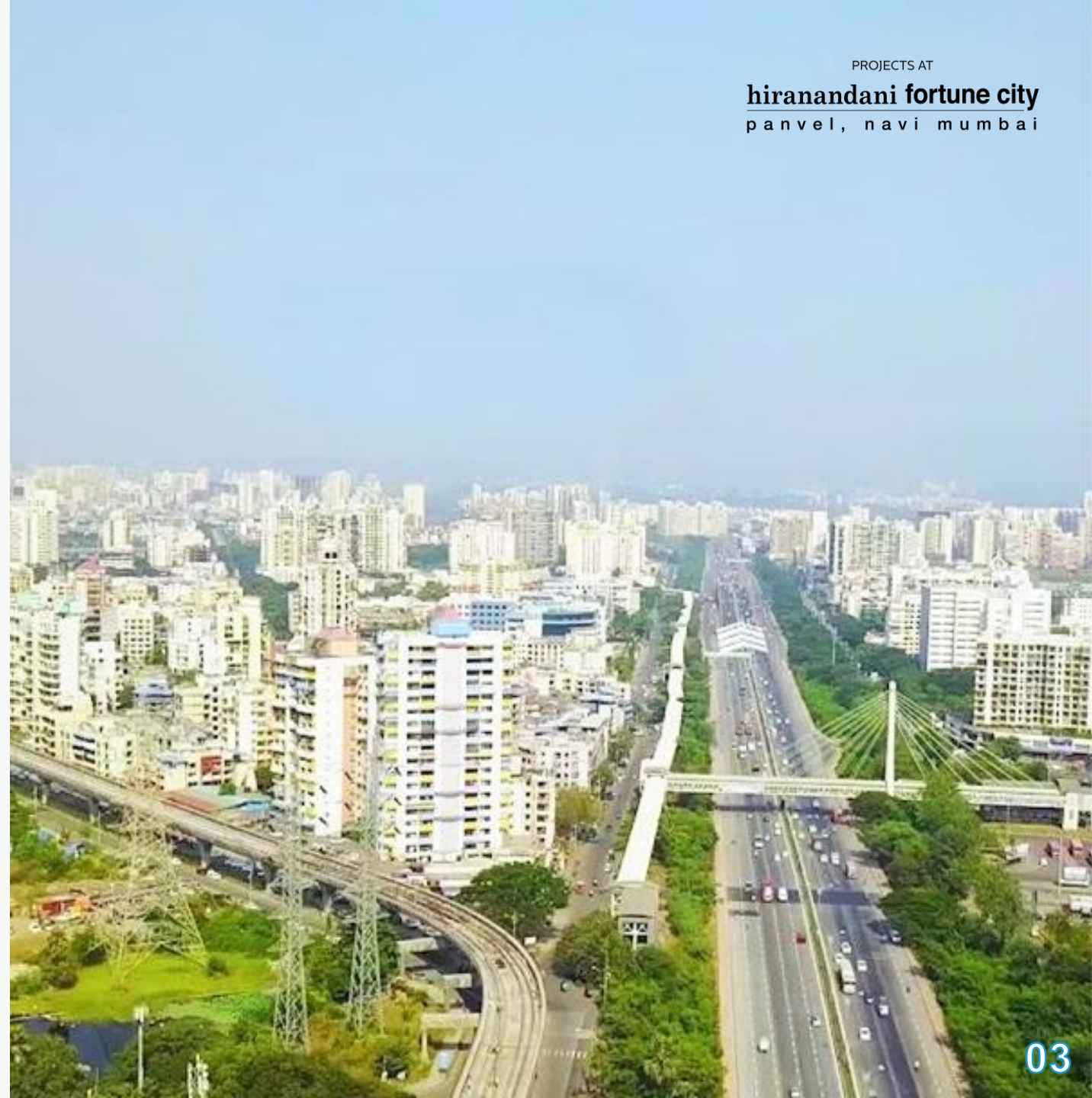
PROJECTS AT  
**hiranandani fortune city**  
panvel, navi mumbai

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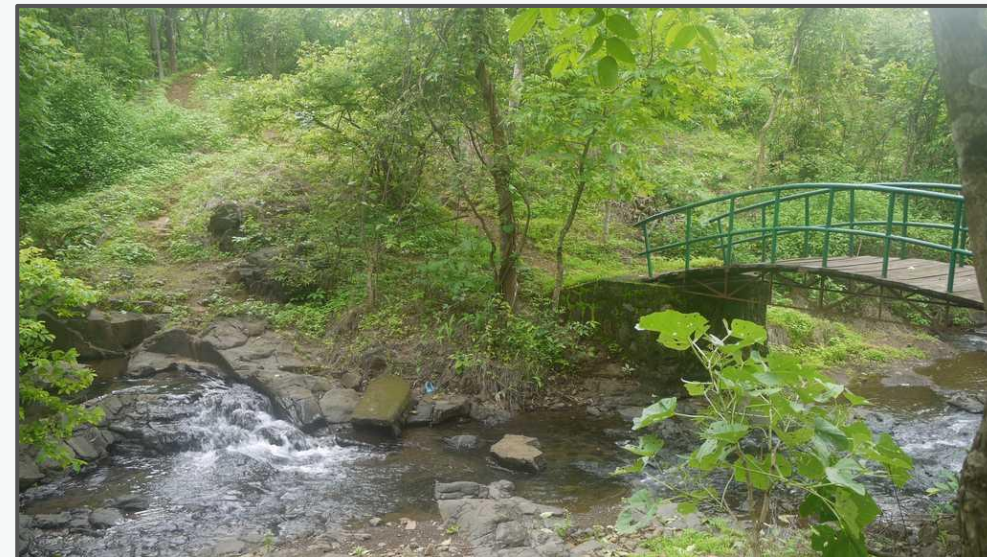
# Panvel

A city in **Navi Mumbai**,  
that today boasts of:

- Being the starting point for India's first expressway
- Multiple large-scale retail and recreational zones
- Prestigious educational institutes and planned infrastructure











Today, the city being at the crossroads of one of the fastest developing  
Residential, Commercial & Industrial corridors of India

Nestled amongst it lies one of our most prestigious project

PROJECTS AT

**hiranandani** **fortune city**

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p a n v e l ,   n a v i   m u m b a i



The Grand Entrance Arch



# A Township of the Future... Today

## RESIDENTIAL

Product offerings range from  
Studio Apartment to Elegant  
3-Bed Residences

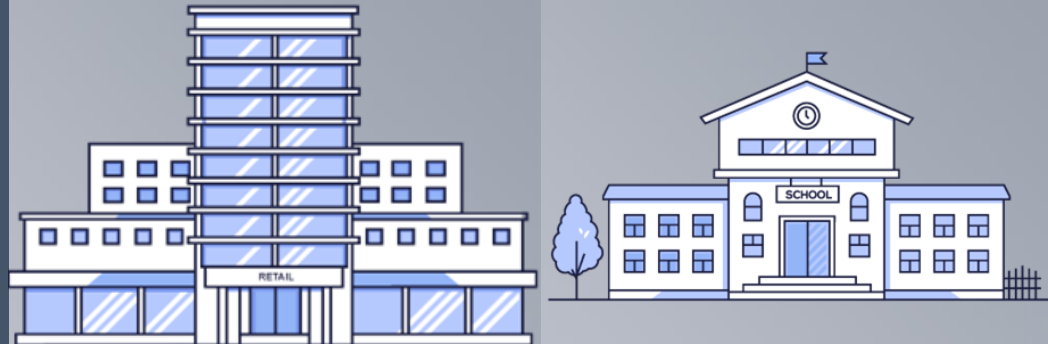


## COMMERCIAL

Yotta, Asia's largest data centre  
spread over 2 Mn. Sq.ft. now fully  
functional

## RETAIL

Retail areas have been spread  
across the township for  
maximum customer  
convenience



## SCHOOL

The Hiranandani Trust School  
with its unique 'Play Way'  
method of teaching is already  
functional

**1100+**  
residences  
offered for  
possession

**700+**  
possessions  
taken



PROJECTS AT  
**hiranandani fortune city**  
panvel, navi mumbai

**1250+**  
apartments  
nearing  
completion



PROJECTS AT

**hiranandani fortune city**  
panvel, navi mumbai



A Bird's Eye View

\*Actual Image



PROJECTS AT

**hiranandani fortune city**  
panvel, navi mumbai

Dense Greens surround our Sectors at  
Hiranandani Fortune City



PROJECTS AT

**hiranandani fortune city**  
panvel, navi mumbai



And an equally beautiful landscaped  
podium greets the eye





And an equally beautiful landscaped  
podium greets the eye





Children's Play Area





Hiranandani Trust School with  
retail spaces on the lower levels













# Residential offerings

Nearing Completion | Projects in Sector - C



# Sector-C development plan

PROJECTS AT  
**hiranandani fortune city**  
panvel, navi mumbai



**LEGEND**

- 1. P1 - ENTRANCE PLAZA
- 2. RAMP TO P3 LEVEL
- 3. ENTRY PLAZA
- 4. AMPHITHEATRE
- 5. STAGE WITH FOUNTAIN
- 6. SEATING ALCOVE
- 7. SENIOR CITIZENS CORNER
- 8. YOGA LAWN
- 9. OPEN LAWN
- 10. CENTRAL PLAZA
- 11. KIDS PLAY AREA
- 12. PICNIC LAWN
- 13. HERB GARDEN
- 14. AROMA GARDEN WALK
- 15. SCULPTURE FOUNTAIN
- 16. LIVE SIZE CHESS
- 17. WALKING TRACK
- 18. TOT LOT
- 19. ROCK CLIMBING
- 20. OUTDOOR EXERCISE STATION
- 21. REFLEXOLOGY PATH





PROJECTS AT

**hiranandani fortune city**  
panvel, navi mumbai



Projects Under Construction,  
as on 18 Jan 21





Projects Under Construction,  
as on 18 Jan 21





Projects Under Construction (left)  
as on 18 Jan 21



# Our Residences Nearing Completion

01.

## **Studios**

RERA Carpet Area Starting:  
**304 sq.ft.**

02.

## **1-Bed Residence**

RERA Carpet Area Starting:  
**454 sq.ft.**

03.

## **1.5-Bed Residence**

RERA Carpet Area Starting:  
**592 sq.ft.**

04.

## **2 Bed Residence**

RERA Carpet Area Starting:  
**750 sq.ft.**

05.

## **2.5-Bed Residence**

RERA Carpet Area Starting:  
**1084 sq.ft.**

06.

## **3-Bed Residence**

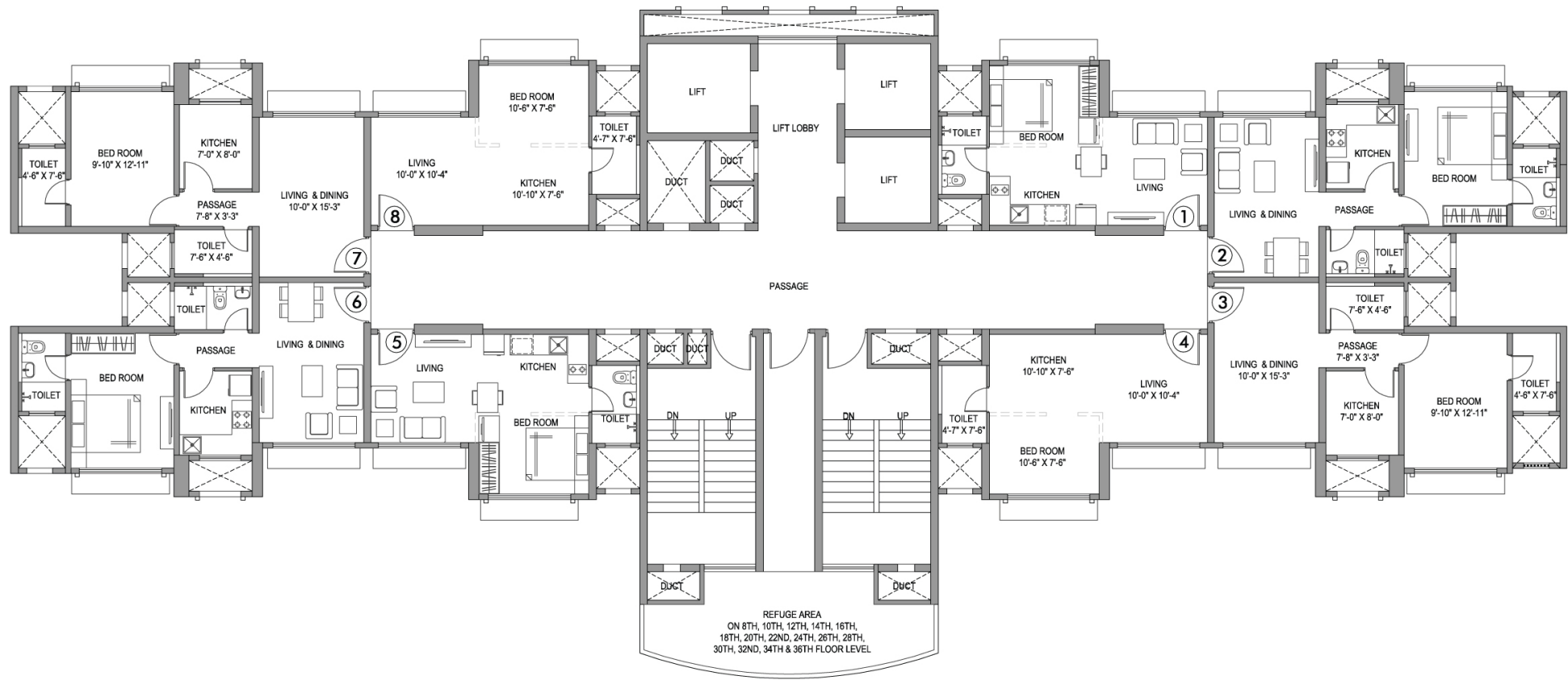
RERA Carpet Area Starting:  
**1535 sq.ft.**



# Basic Cost Sheet

Sector	Building Name	Configuration	RERA Carpet Area (in sq.ft.)	Price Range in INR (All inclusive)		Construction Status
C	Hera	Studio	304.3	53,95,790	59,05,630	Nearing Completion
C	Hera	1 BHK	459.51	67,78,498	78,05,226	Nearing Completion
C	Vesta	1 BHK	454.57	73,58,866	78,05,226	Nearing Completion
C	Vesta	1.5 BHK	592.45	Sold Out	Sold Out	Nearing Completion
C	Zeus	2 BHK	750.68	1,14,66,528	1,22,76,296	Nearing Completion
C	Zeus	2 BHK	781.79	1,20,20,208	1,27,08,392	Nearing Completion
C	Venus	2 BHK	1103 - 1104	1,57,83,270	1,71,56,680	Nearing Completion
C	Orion	2 BHK	1103 - 1104	1,56,78,007	1,71,56,680	Nearing Completion
C	Artemis	3 BHK	1535.42	1,88,64,048	2,27,12,233	Nearing Completion
C	Selene	3 BHK	1653.46	2,09,22,494	2,56,16,854	Nearing Completion
C	Flora	3 BHK	1707.93	2,21,45,330	2,75,59,786	Nearing Completion





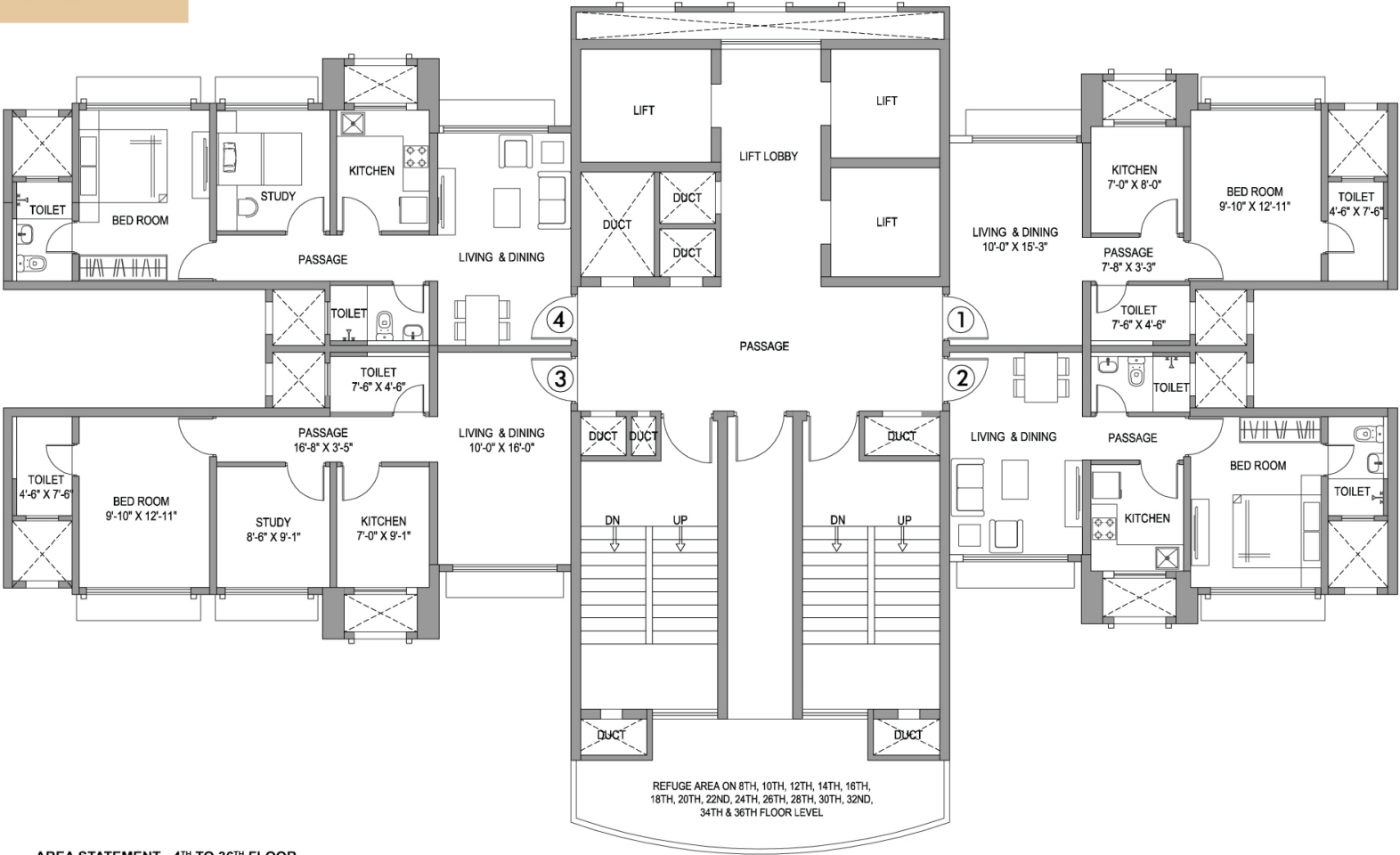
AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

Flat Type	Flat Nos.	Area As Per RERA			
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
STUDIO	01 & 08	304.30	28.27	0.00	0.00
1 BHK	02 & 03	389.76	36.21	69.75	6.48
STUDIO	04 & 05	304.30	28.27	0.00	0.00
1 BHK	06 & 07	389.76	36.21	69.75	6.48



- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- The plans are subject to changes/modifications/amendments for better layout of the project and/or as per requirement of the MIDC and/or all other concerned authorities.
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.





AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

Flat Type	Flat Nos.	Area As Per RERA			
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
1 BHK	01	423.35	39.33	31.22	2.90
1 BHK	02	392.24	36.44	66.31	6.16
1.5 BHK	03	526.14	48.88	66.31	6.16
1.5 BHK	04	557.14	51.76	31.22	2.90



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AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

Flat Type	Flat Nos.	Area As Per RERA					
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area		Open Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
2 BHK	01 & 04	1010.95	93.92	39.83	3.70	53.82	5.00
2 BHK	02	1007.94	93.64	41.66	3.87	53.82	5.00
2 BHK	03	1008.48	93.69	41.66	3.87	53.82	5.00



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Flat Type	Flat Nos.	Area As Per RERA					
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area		Open Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
2 BHK	01 & 04	1010.95	93.92	39.83	3.70	53.82	5.00
2 BHK	02	1007.94	93.64	41.66	3.87	53.82	5.00
2 BHK	03	1008.48	93.69	41.66	3.87	53.82	5.00



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AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

Flat Type	Flat Nos.	Area As Per RERA					
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area		Open Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
3 BHK	01	1481.56	137.64	42.09	3.91	111.95	10.40
3 BHK	02 & 03	1503.84	139.71	42.09	3.91	107.53	9.99
3 BHK	04	1519.55	141.17	0.00	0.00	111.95	10.40



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AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

Flat Type	Flat Nos.	Area As Per RERA			
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
2 BHK	01 & 06	703.54	65.36	78.25	7.27
2 BHK	02	708.59	65.83	73.84	6.86
2 BHK	03 & 04	672.43	62.47	78.25	7.27
2 BHK	05	734.86	68.27	43.38	4.03



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Flat Type	Flat Nos.	Area As Per RERA					
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area		Open Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
3 BHK	01	1399.32	130.00	89.56	8.32	53.82	5.00
3 BHK	02 & 03	1405.99	130.62	75.46	7.01	53.82	5.00
3 BHK	04	1425.05	132.39	60.28	5.60	53.82	5.00



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AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

Flat Type	Flat Nos.	Area As Per RERA					
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area		Open Balcony Area	
		(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)	(in sq. Ft.)	(in sq. Mtr.)
3 BHK	01	1494.58	138.85	78.68	7.31	145.53	13.52
3 BHK	02	1483.60	137.83	78.68	7.31	145.53	13.52
3 BHK	03	1504.81	139.80	57.59	5.35	145.53	13.52
3 BHK	04	1494.04	138.80	57.59	5.35	145.53	13.52



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# Commercial





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panvel, navi mumbai

Tier IV Certified  
by Uptime Institution  
(USA)



Ably complementing the township, Yotta -  
Data Centre at Hiranandani Business Park

\*Actual Image

# Retail



# **Shops at Hiranandani Fortune City**



\*Image of High Street Retail,  
Hiranandani Gardens, Powai

## OPERATIONAL:

- **DAIRY & GENERAL STORE**
  - **GROCERY SUPERMARKET**
  - **RESTAURANT**
  - **FAST FOOD**
  - **FRESH VEGGIES SHOPS**
  - **INTERIOR DESIGNER**
  - **SALON**
- 

## TO BE OPERATIONAL SOON:

- **MEDICAL STORE**
- **STATIONARY**
- **HARDWARE STORE**
- **FURNITURE STORE**
- **BANK ATM**

# Our Value Propositions



**Infrastructure**



**Amenities**



**Location**



# Our Value Proposition - Infrastructure

01.

**Modern Water Treatment Plant**

adhering to current international health standards. Water received from Maharashtra Jal Pradhikaran Limited

02.

**Rain-water harvesting**

for watering landscapes and construction

03.

**Advanced Sewage Treatment Plant (STP) managed by TUCO\***

based on extended aeration process with tertiary treatment

04.

**Composting of biodegradable waste**

to produce manure for the landscaping and gardening

05.

**Power sub-stations**

**managed by TUCO\*** and backup ensure uninterrupted supply with 100% backup

06.

**State-of-the-art fiber optic**

and telecommunications network

\*TUCO is a professionally run organization set-up by Hiranandani Group, to facilitate civil infrastructure services

# Our Value Proposition - Infrastructure

07.

**MGL Sub-Station**, operational in our township. Gas lines provided for end-use

08.

**24hr security** and surveillance

09.

**Master-planning of township** results in lower population density

10.

**Shuttle service** from the township to the closest railway station

11.

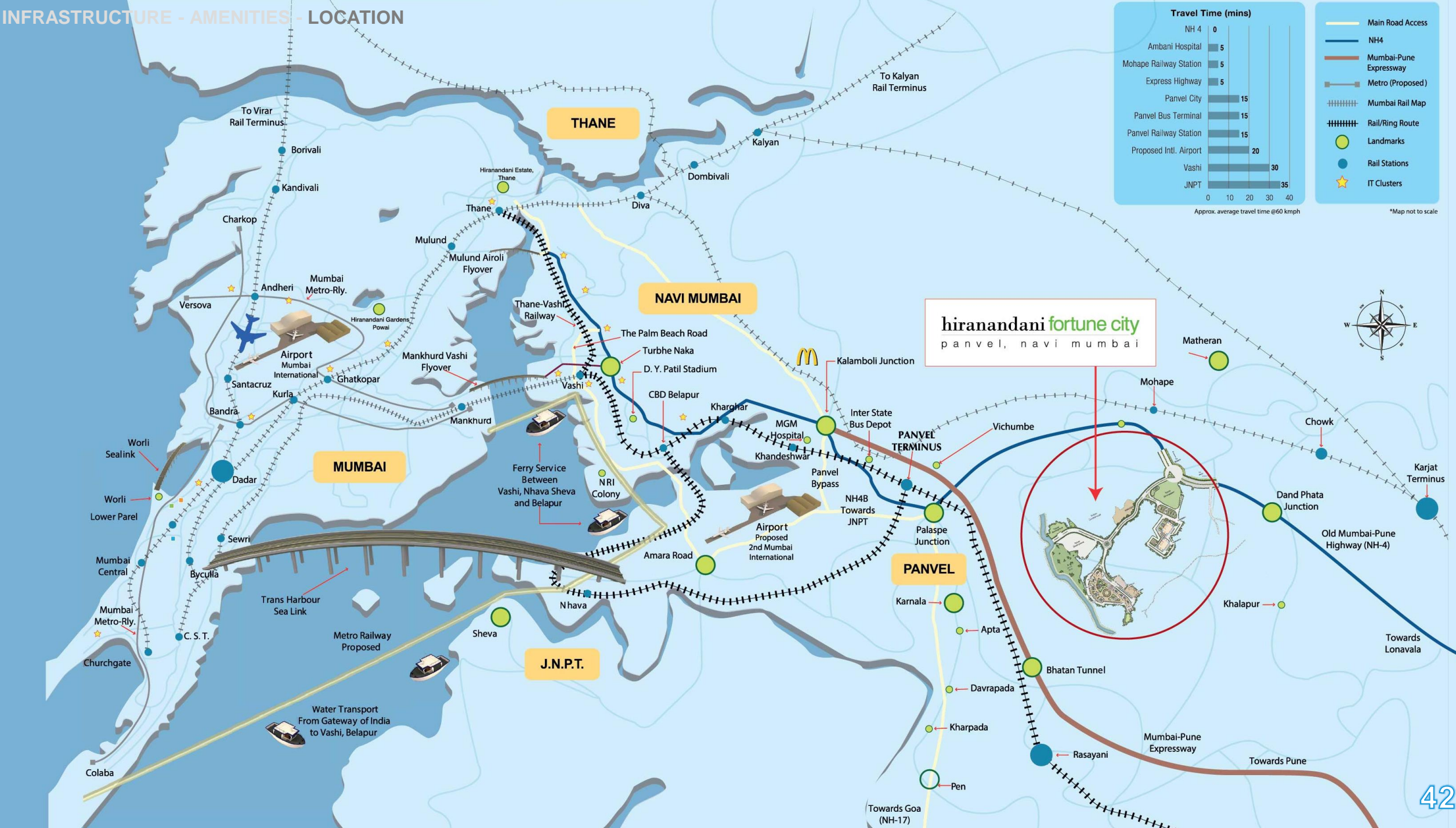
**Professional facilities management** including landscaping services

12.

**Over 60% open spaces** in the township



# Our location





# Key Distances

- **Located of the old Mumbai-Pune Highway**, a 6km drive from Palaspe Phata
- **A 15 minutes drive** from Panvel Station
- **A 20 minutes drive from Kharghar** via the Expressway. Take the Shedung exit
- **A 20 minutes drive** from the upcoming international airport
- **3 Kms from the new upcoming stations** of Mohope and Chouwkh

# Other Social Infrastructure - School

Hiranandani Trust School	- 0 mins
St. Wilfred's School	- 7 mins
St. Wilfred's College of Arts, Commerce & Science	- 7 mins
Pillai HOCL Educational Campus	- 10 mins
St. Xavier's English High School	- 13 mins
Swami Vivekanand Societies School	- 15 mins
Amity University, Panvel	- 18 mins
DAV Public School	- 20 mins
New Horizon Public School	- 20 mins
Mahatma International School	- 20 mins
Kendriya Vidyalaya	- 20 mins
Ryan International High School	- 20 mins
Prudence International School	- 20 mins





# Other Social Infrastructure - Hospital

Niramay Hospital	- 10 mins
Ashtavinayak Hospital	- 10 mins
Good Health Hospital	- 11 mins
Kalpataru Mother and Child Hospital	- 13 mins
Lifeline Hospital	- 15 mins
Terna Group Of Hospitals	- 20 mins
MGM Hospital, Kalamboli Junction	- 25 mins



# Other Social Infrastructure – Restaurants/Malls

Hotel Saheb	- 10 mins
Hotel Purva	- 14 mins
McDonald's	- 23 mins
D-Mart	- 27 mins
Orion Mall	- 27 mins
Little World Mall	- 28 mins
Hotel Navratna	- 30 mins
Royal Rasoi Restaurant	- 30 mins
Prime Mall	- 32 mins
Seawoods Grand Central Mall	- 38 mins
Inorbit Mall	- 42 mins





# Other Social Infrastructure – Banks

HDFC Bank	- 9 mins
Bank Of India	- 12 mins
IDBI Bank	- 12 mins
Bank Of Maharashtra	- 22 mins
AXIS Bank	- 27 mins
ICICI Bank	- 28 mins
Union Bank Of India	- 29 mins



# Strategic Growth Zone

Civic infrastructure under development

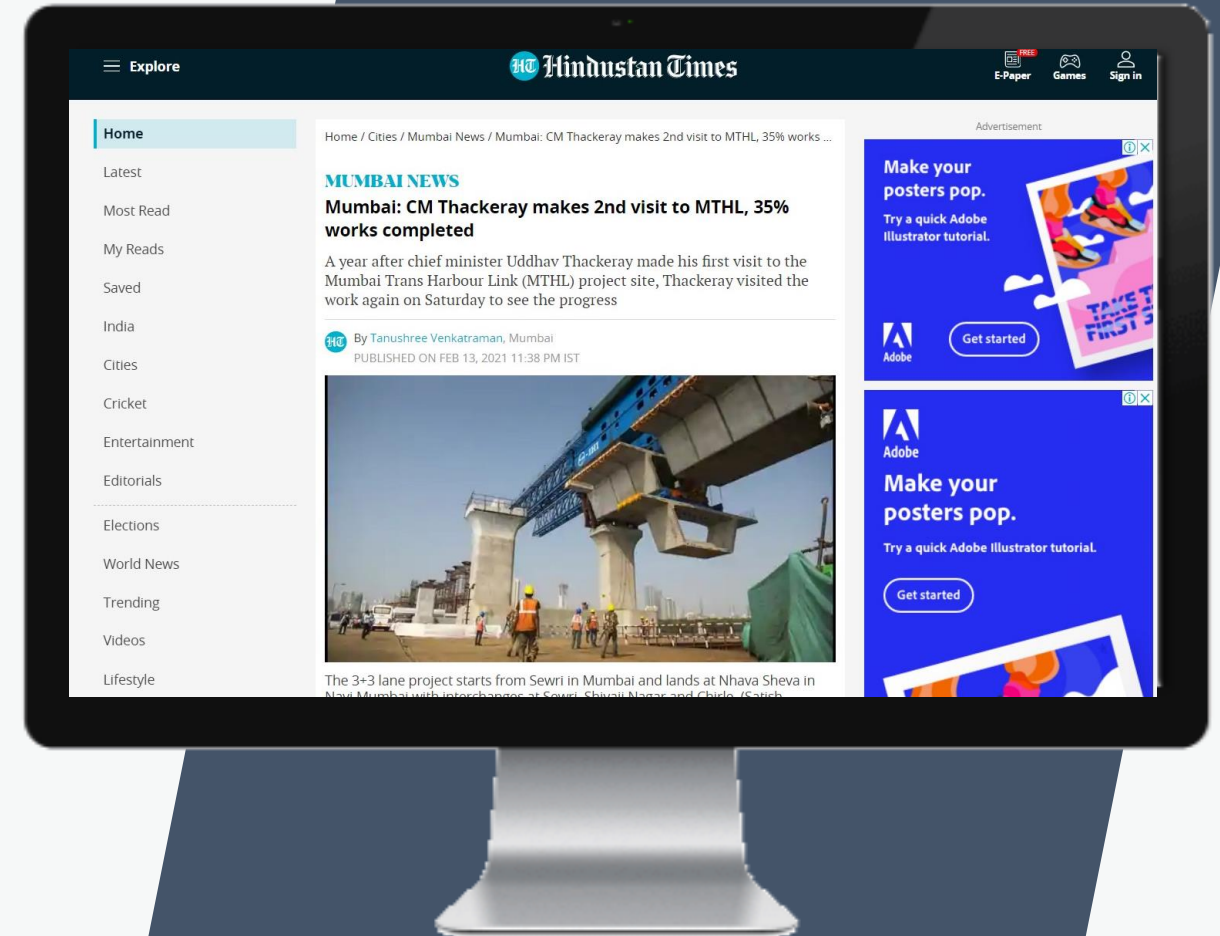


# MTHL, 35% works completed

A year after chief minister Uddhav Thackeray made his first visit to the Mumbai Trans Harbour Link (MTHL) project site, Thackeray visited the work again on Saturday to see the progress

Source:

<https://www.hindustantimes.com/cities/mumbai-news/mumbai-cm-thackeray-makes-2nd-visit-to-mthl-35-works-completed-101613239714160.html>



# The Navi Mumbai International Airport

The Rs 16,000-crore airport is touted to be one of the world's largest greenfield airports with two parallel runways. The first phase involves operationalising one of the two runways.

Source:

<https://theprint.in/india/navi-mumbai-airport-hit-by-lockdown-funds-crisis-could-be-ready-with-one-runway-in-2023/585648/>



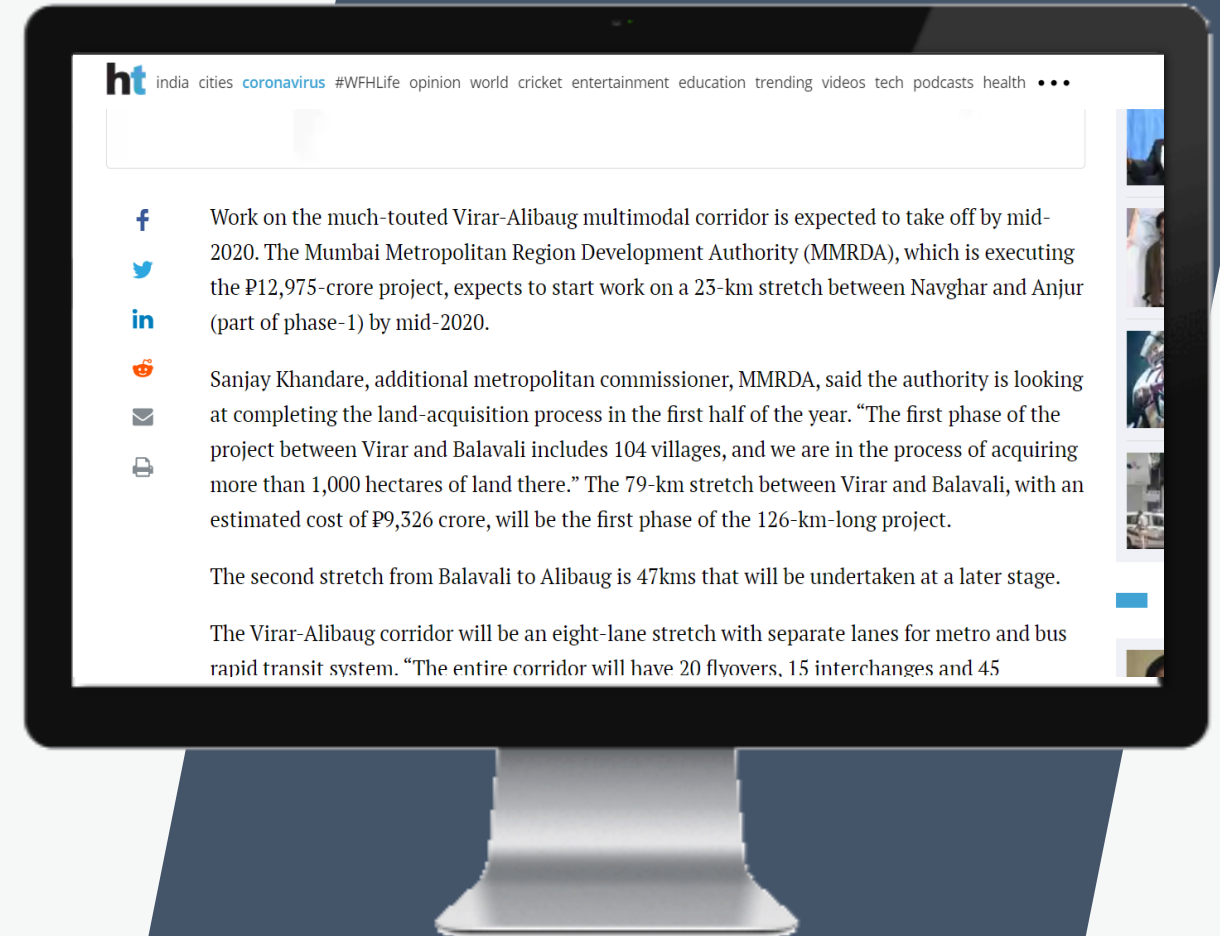


# The Virar-Alibaug Multi-Modal Corridor

The Virar-Alibaug Multimodal Corridor (VAMC) work is expected to commence by mid 2020. The Virar-Alibaug corridor will be an eight-lane stretch with separate lanes for metro and bus rapid transit system.

Source:

<https://www.hindustantimes.com/mumbai-news/virar-alibaug-corridor-work-to-take-off-by-mid-2020/story-CiMvNEvjcJMN4cQ4t7ZnaJ.html>



# Double lining of the Panvel-Karjat Corridor

The advantage of the Karjat - Panvel section goes beyond just a shorter rail linkage between Mumbai and Pune. It will create a huge suburban section which will support new residential hubs.

Source:

<http://www.uniindia.com/panvel-karjat-section-of-mutp-3-will-power-economic-growth-hubs-like-panvel/press-releases/news/1461559.html>





# CSTM-Panvel Elevated Corridor

MRVC has written to the state government and the Railway Board (RB) seeking an in-principal approval for the project, which envisages constructing a 55-km elevated line connecting CSTM and Panvel with an offshoot that will run till the Navi Mumbai International Airport (NMIA).

Source:

<https://indianexpress.com/article/cities/mumbai/cst-m-panvel-elevated-corridor-mrvc-wants-to-run-maglev-trains-with-help-of-pvt-bidder-6253227/>



# Sion-Panvel Highway Widening

In a bid to decongest the Sion-Panvel Highway, the Maharashtra State Road Development Corporation has chalked out a plan to develop a six-lane elevated road between Kharghar and Turbhe in Navi Mumbai.

Source:

<https://www.nbmcw.com/news/41536-msrdc-pushes-1-222-cr-sion-panvel-highway-widening.html>





Which further re-affirms our belief...

**Where we go, cities follow...**

# Links



# Links

**Hiranandani Fortune City, township video:** <https://youtu.be/n2vMOzBXmmM>

Hiranandani Fortune City, 3-BHK apartment rendering: [https://youtu.be/ol8AL\\_AiRdY](https://youtu.be/ol8AL_AiRdY)

**Hiranandani Fortune City, route to sales experience gallery:** <https://youtu.be/uQW-dL75OVQ>

Customer Testimonial: <https://youtu.be/ZpcU36fpYLY>

**Hiranandani Fortune City, March 2020 - Newsletter:** <https://online.flippingbook.com/view/250411/>



The said project is mortgaged with Axis Trustee Services Ltd. and financed by State Bank of India, PNB Housing Finance Ltd. and Axis Bank. NOC shall be provided on demand from the lenders. The project has been registered via MahaRERA registration number: Argus: P52000000265, Atlas: P52000000262, Aura: P52000000263, Aurora: P52000000256, Artemis: P52000001381, Clio: P52000000184, Flora: P52000001514, Helios: P52000000261, Hermes: P52000000267, Hera: P52000001513, Mellona: P52000000260, Minerva: P52000000284, Orion: P52000002990, Selene: P52000002730, Venus: P52000001518, Vesta: P52000001078, Zeus: P52000001064 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.