



| Studio Home - ₹25.49 LACS*                                                                                                               |                                                                                                                                                         | 1 BHK - ₹34.49 LACS*                                                                                                                          |                                                                                                                                | *Jodi Home Available                                                                                                                       |                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Located off Navi Mumbai International Airport</p> |  <p>30 mins away from South Mumbai via Mumbai Trans Harbour Link</p> |  <p>Nearest Railway Station - Khandeshwar (10 minutes)</p> |  <p>Proposed Metro Station* Phall III</p>   |  <p>Proposed Suburban Stations* (Panvel-Uran Line)</p> |  <p>5 kms from Kalamboli circle</p>                                  |
|  <p>Proposed 5 Star Hotel*</p>                        |  <p>Central Park* in Sector 2</p>                                    |  <p>Smart &amp; Modern City by CIDCO</p>                   |  <p>Educational University* in Sector 7</p> |  <p>Multi-Purpose Stadium* in Sector 9</p>            |  <p>Multi Speciality Hospital* spread across 5 acres in Sector 1</p> |



The Project has been registered with Maha RERA under registration no. P52000046197, P52000045806 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects

\*Sources  
<http://environmentclearance.nic.in/>  
<https://www.apostrophearch.com/pushpak-smart-city?lightbox=dataptem-0jh5vi>  
[https://cidco.maharashtra.gov.in/pdf/other/Combined\\_Report.pdf](https://cidco.maharashtra.gov.in/pdf/other/Combined_Report.pdf)  
<https://niiia.org/cidco/wp-content/uploads/2015/10/Pushpak-Nagar-presentation-v1.pdf>  
[https://cidco.maharashtra.gov.in/pdf/SPA/english\\_naina\\_cidco.pdf](https://cidco.maharashtra.gov.in/pdf/SPA/english_naina_cidco.pdf)  
[https://cidco.maharashtra.gov.in/pdf/naina/Modified\\_Draft\\_DP\\_Report.pdf](https://cidco.maharashtra.gov.in/pdf/naina/Modified_Draft_DP_Report.pdf)

# NAVI MUMBAI

## A Parallel Mumbai In Making

**1960-70**

- Navi Mumbai was conceptualised as satellite city.
- Regional Planning Board was constituted.

**1971-80**

- City & Industrial Development Corporation (CIDCO) was established as development authority for Navi Mumbai.
- Navi Mumbai Development Plan came into effect.

**1981-90**

- Jawaharlal Nehru Port Trust (JNPT) was operationalised.

**1991-20**

- Navi Mumbai Municipal Corporation (NMMC) was formed.
- Mankhurd Belapur-Panvel rail corridor commenced operations.
- International InfoTech Park (IIP), Vashi - 6 lakhs sq. ft. premises was inaugurated.

**2001-10**

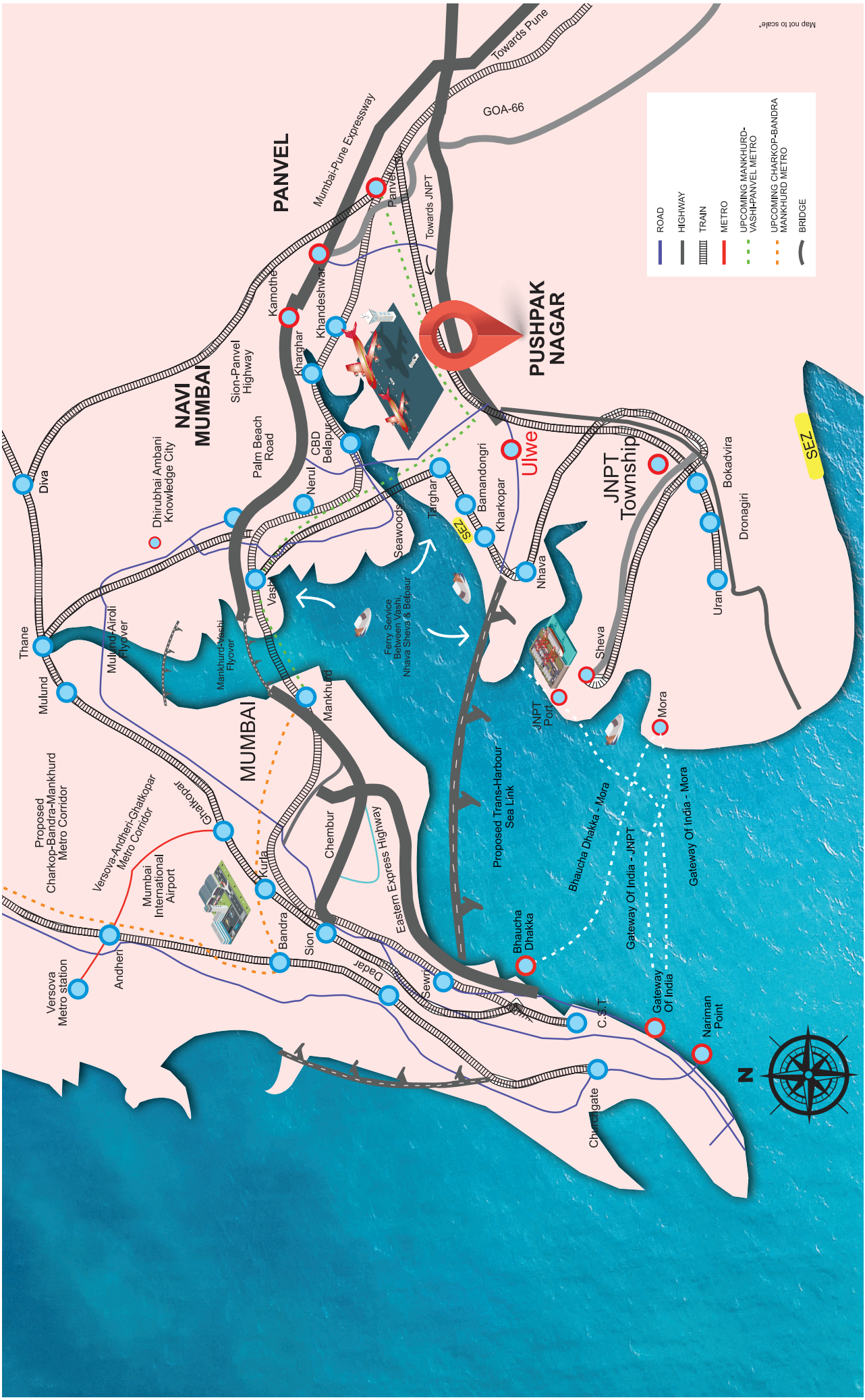
- Navi Mumbai International Airport (NMIA) announced.
- Phase-I of Central Park was inaugurated.

**2011-20**

- Kharghar Valley Golf course was inaugurated (December).
- Pushpak Nagar node was announced.
- Development plan of NAINA approved.
- JNPT highway expansion to 8 lanes with 2 service roads completed.
- Belapur-Ulwe suburban line operational.
- Environment clearance for Pushpak Nagar.
- Reliance leased 4,000 acre land from Navi Mumbai SEZ for economic hub.

**2020-21**

- NMIA work commenced and 100% levelling completed.
- Water taxi (RoRo) started connecting Belapur to Mazgaon.
- Proposed completion of the Ulwe-Uran line by 2023.
- Proposed completion of the Mumbai Trans Harbour Link (MTHL) by 2023.



# PUSHPAK NAGAR

Land of Multimodal Connectivity

Metro line: Belapur to Khandeshwar by 2025

Proposed Suburban trains: Nerul to Uran and Panvel to Uran

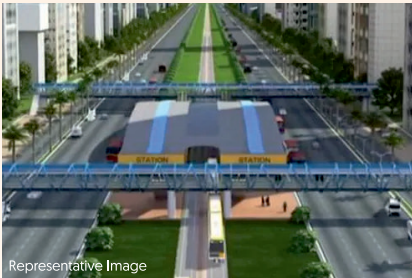


Mumbai Trans Harbour Link (MTHL): Nhava Sheva to Sewri in 20 minutes

JNPT Highway - 6 lanes and 2 service lanes: Panvel to JNPT

Amra Marg: Belapur to Ulwe

Alibaug - Virar Multimodal transport to pass through Pushpak Nagar.



NMIA - 4x capacity of CSMIA Mumbai; operational by 2024.



Water taxi (RoRo) started from Belapur to Mazgaon.

Proposed Coastal road: Nerul to Belapur to Kharghar

Ulwe Coastal Road connecting MTHL to Amra Marg to Nerul - Kharghar Coastal Road



# FIRST MAJOR SMART CITY TOWNSHIP OF NAVI MUMBAI

## CIDCO PROPOSED GREENFIELD SMART CITY PUSHPAK NAGAR



Single Identity Card For  
All City-level Amenities.



A Grand Multi-Speciality  
Hospital spread over 5 acres  
in Sector 1.



A Multi-Disciplinary  
University in Sector 7.



Jio Institute for advanced  
studies at 10 minutes drive.



A Grand Central Park similar  
to Kharghar Central Park  
coming up in Sector 2.



Reliance Special  
Economic Zone  
adjacent to NMIA.



Close proximity to JNPT, Kharghar BKC 2.0,  
CBD Belapur, Raheja Mindspace, Talaja.



Larsen & Toubro Limited,  
Adani Aerocity, Hindustan Organic  
Chemicals Ltd., etc.

### LEGEND

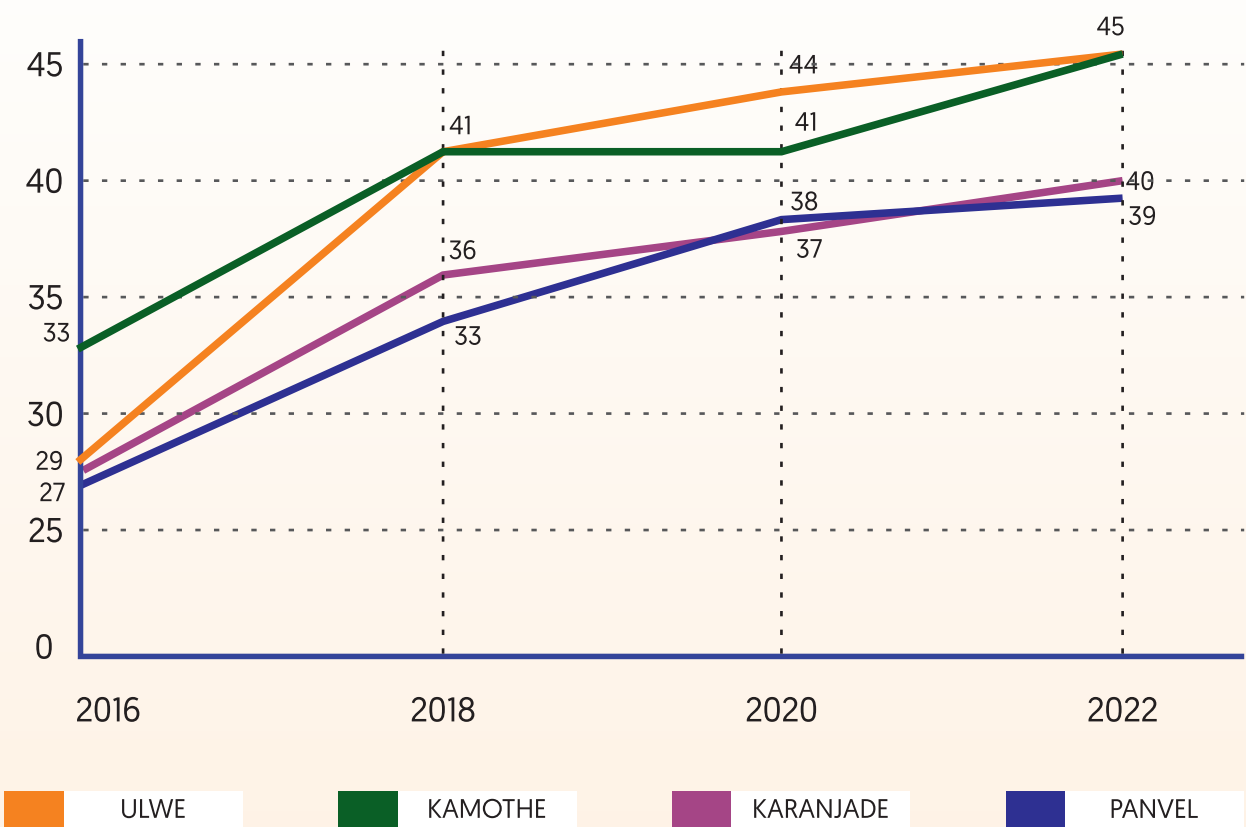
- 1 Gaothan
- 2 Playground/Garden
- 3 Multi Speciality Hospital
- 4 College
- 5 School
- 6 University
- 7 D-Mart
- 8 CIDCO Office
- 9 High Street Shopping
- 10 Water Lake
- 11 Jogging Track
- 12 Bus Rapid Transit System
- 13 Central Park
- 14 Multipurpose Stadium
- 15 5 Star Hotel



Map Not to Scale

\*Sources  
<http://environmentclearance.nic.in/>  
<https://www.apnspgsearch.com/bushpak-smart-city/flyhighboardstatetam-0h0604>  
[https://cidco.maharashtra.gov.in/pdf/other/Combined\\_Report.pdf](https://cidco.maharashtra.gov.in/pdf/other/Combined_Report.pdf)  
<https://vikas.org/india/eng-content/attached/2015/03/09/pushpak-nagar-presentation-1.pdf>  
[https://cidco.maharashtra.gov.in/pdf/SP/Alengla-haina\\_cidco.pdf](https://cidco.maharashtra.gov.in/pdf/SP/Alengla-haina_cidco.pdf)  
[https://cidco.maharashtra.gov.in/pdf/naime/Modifed\\_Draft\\_RR\\_Report.pdf](https://cidco.maharashtra.gov.in/pdf/naime/Modifed_Draft_RR_Report.pdf)

# Price Trends in nearby MICRO-MARKETS



## Key Highlights of \_\_\_\_\_

### ULWE, KARANJADE, KAMOTHE & PANVEL

- 50% increase in housing prices in the last 6 years.
- Key Growth Drivers: Big ticket infra projects like NMIA, MTHL etc. and Suburban Rail connectivity.
- Ideal for both End Users & Real Estate Investors.
- Most of the infrastructure projects are centred around Navi Mumbai International Airport and Pushpak Nagar being right next to it will get all the benefits.



CONFIGURATIONS & PRICE RANGE

| Configuration         | Size Range<br>(RERA Carpet) | Size Range<br>(Saleable) | All Inclusive Price<br>Range |
|-----------------------|-----------------------------|--------------------------|------------------------------|
| STUDIO HOME           | 222 - 320 sq. ft.           | 366 - 527 sq. ft.        | Minimum ₹25.49 Lakhs         |
| 1 BHK                 | 320 - 375 sq. ft.           | 528 - 617 sq. ft.        | Minimum ₹34.49 Lakhs         |
| * JODI HOME AVAILABLE |                             |                          |                              |

A Fascinating Summary of

# PRIME LANDMARKS

Prime Landmarks was established in 2010 to cater to the growing need for affordable housing space in Mumbai & Navi Mumbai.



**16**  
Buildings Built



**600+**  
Homes Delivered



**5,00,000+** Sq.Ft  
Delivered



**12** Buildings  
Under Construction



**500+** Homes  
Under Construction



**4,00,000+** Sq.Ft.  
Under Construction



[www.primelandmarks.co.in](http://www.primelandmarks.co.in) | [www.codenameflyhigh.com](http://www.codenameflyhigh.com)



**PRIME**  
LANDMARKS  
EXPLORE THE FUTURE CITY

Scan QR Code



Site address: Plot No.267, Sector 3, Pushpak Nagar at Dapoli, Panvel - 410206

Corporate address: 412, Fourth floor, V Times Square, Sector 15 Near D-Mart, CBD Belapur, Navi Mumbai - 400614



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Disclaimer: The plant, layouts, specifications, images and other details herein are indicative and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings options may be available in limited units only or available at additional price and are not part of the standard unit.

**\*Sources**

<http://environmentclearance.nic.in/>  
<https://www.apostrophearch.com/pushpak-smart-city?lightbox=datItem-j0jhc5vi>  
[https://cidco.maharashtra.gov.in/pdf/other/Combined\\_Report.pdf](https://cidco.maharashtra.gov.in/pdf/other/Combined_Report.pdf)  
<https://niua.org/cidco/wp-content/uploads/2015/10/Pushpak-Nagar-presentation-v1.pdf>  
[https://cidco.maharashtra.gov.in/pdf/SPA/english\\_naina\\_cidco.pdf](https://cidco.maharashtra.gov.in/pdf/SPA/english_naina_cidco.pdf)  
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STRATEGIC PARTNER

**Bellwether**

