

## NAVI MUMBAI – A Future City !!!

New Bombay is a twin of Mumbai city, India. It was established in 1972, as a new planned city. It is the largest planned new city in the world, with a total area of 344 km<sup>2</sup> and 163 km<sup>2</sup> is under the Navi Mumbai Municipal Corporation. Navi Mumbai lies on the mainland on the eastern seaboard of the Thane Creek. The city limits stretch from Airoli near Thane in the north, to Uran in the south. The length of the city is almost the same as that of Mumbai. The Vashi and the Airoli bridges connect Navi Mumbai to Mumbai. There is a new railway link from Vashi/Nerul to Thane via Airoli, Ghansoli, and Kopar Khairane, and one between Panvel and Karjat. The costliest and the most developed nodes of the city are Vashi and Nerul. Vashi is the King of Navi Mumbai while Nerul is known as the queen of Navi Mumbai. Navi Mumbai has a population of 1.6million out of which 0.5million come from Nerul and 0.4million from Vashi and rest population comes from Belapur, Kharghar and Koparkhairne and surrounding areas. Navi Mumbai is a part of the Mumbai.

### THE NEW CITY DAWNS...

CIDCO was formed on 17 March 1971 and was given the mandate of converting about 344 km<sup>2</sup> of marshy land lying between village Dighe in Thane district and Kalundre village of Raigad district into a new city. It consisted of 150 km creek line of the total 720 km of the Konkan coast. The villagers in this area lived a calm life much different from the life in the neighboring city of Mumbai. CIDCO **carved out the following nodes - small townships** - of the land with a view to facilitate comprehensive development and to give it an identity of new city. **These nodes are named Airoli, Ghansoli, Kopar Khairane, Vashi, Sanpada, Nerul, CBD Belapur, Kharghar, Kalamboli, Juinagar, Kamothe, New Panvel, Ulwe, Pushpak and Dronagiri.** CIDCO acquired 193.94 km<sup>2</sup> land of which 141.05 km<sup>2</sup> was private land and 52.89 km<sup>2</sup> government lands. By the year 2000 CIDCO had developed about 117.60 km<sup>2</sup> of land. Of this land 54.45 km<sup>2</sup> is saleable under various land uses. CIDCO has sold about 21.90 km<sup>2</sup> leaving a balance land for sale about 32.58 km<sup>2</sup> under various land uses.

CIDCO had constructed all the railway stations in Navi Mumbai in a planned way and used the space for commercial purpose as well. All stations have been nicely built.

## NAVI MUMBAI MUNICIPAL CORPORATION (NMMC)

In 1991 Navi Mumbai Municipal Corporation (NMMC) was constituted by the State Government for maintaining some of the developed nodes of Navi Mumbai. The local self-government started functioning from 1st January 1992. NMMC was handed 9 of the 25 nodes of the Navi Mumbai project area for its jurisdiction. However, CIDCO, as a Planning Authority has a right on the open plots in these five nodes. The 9 nodes are - Belapur, Nerul, Vashi, Turbhe, Koperkhairane, Ghansoli, Airoli, Dinghy, and Dahisar on 1st January 1998 with all ready physical and social infrastructures.

The municipal corporation is headed by Municipal commissioner and an elected Mayor. There are 64 electoral wards in Navi Mumbai. A corporator is elected in each of the wards. All the nodes under Municipal Corporation come under Thane District.

The newly developed nodes of Navi Mumbai on the south side like Kharghar, Kalamboli, New Panvel, Panvel are still maintained by CIDCO and don't come under NMMC jurisdiction. These nodes i.e. nodes beyond CBD Belapur come under Raigad District and fall under Panvel Municipal Council.

Navi Mumbai Municipal Transport Undertaking or NMMT Undertaking is the local transport service operated by the Navi Mumbai Municipal Corporation in the city of Navi Mumbai and adjoining areas like Dombivli, Badlapur, Uran, Panvel, Thane, Kalyan and Mulund.

## INFRASTRUCTURE

Basic infrastructure worth Rs 40,000 million (US \$ 1140 million) is already in place. Navi Mumbai has near **uninterrupted power supply** from various sources. The city has **numerous** flyovers, broad roads, and parking lots.

***The National Geographic channel has declared Navi Mumbai as one of the best cities in the world.***

### ***A sampler:***

1. **Navi Mumbai International Airport** at New Panvel : The new international airport for Navi Mumbai, which will come up at Kopra-Panvel area, would be built through public-private partnership (PPP) — with **private sector partner getting 74% equity** while Airports Authority of India (AAI) and Maharashtra government (through City and Industrial Development

Corporation or CIDCO) holding 13% each. The International Civil Aviation Organisation (ICAO) has already given techno-feasibility clearance to the Navi Mumbai International airport. Central government provided its cabinet approval for the construction of an International Airport at Navi Mumbai on May 31, 2007. The airport is expected to be operational in 2013.

2. **Trans-harbour link:** between Colaba- Uran and Sewri- Nhava.
3. **Two Road Bridges** between Mulund-Airoli and Kurla-Vashi connects Mumbai and Navi-Mumbai. This grants mobility to the residents. Also, Hovercraft service from Vashi to Colaba and C.B.D to Colaba had started, but just did not pick up due to high cost of ticket and maintenance.
4. **Civic Amenities:** 21% of Navi Mumbai is covered by road (as opposed to only 8% in Mumbai). Parks, playgrounds and trees (almost 2 mn planted!) occupy a large space.
5. **Primary & Secondary Education:** Over 200 Schools, each of which must compulsorily have a playground at least equivalent to the size of the building. Compare this with Mumbai's crowded schools!!
6. **Higher Education:** 3 Medical, 5 Engineering, 2 Architectural, 2 Management and 1 Pharmacy College with a total of 51, all of which are affiliated to Mumbai University.
7. **Recreational:** 2 Cinema houses with a Multiplex, Entertainment Centre, planned, Community Centers, Navi Mumbai Sports Association, Merchants Gymkhana, Seaside Golf Courses, Water sports, Bowling Alleys etc.
8. **Medical:** Almost 2,500 hospital beds are available and the famous Tata Memorial Hospital is already up and running at Owe near Taloja. Also, medical complex with built-in facilities to attract private practitioners is under planning.
9. **International InfoTech Park (IIP)** - in an area of 180 acres is now on anvil.
10. **International Exhibition Centre** - in area of 450 acres to promote exports.
11. **Business school** - is to be set up in Collaboration with the Harvard Business School and the Wharton School of Management on 100 acres. The Indian Institute of Technology (IIT) and the Delhi Public School are also planning to set up institutes here.

## **COMMERCE / IT**

Most of software companies in Maharashtra have their offices in Navi Mumbai. The government of Maharashtra has also setup software parks to cater to the growing demand. Many large institutions also have their offices here. The Reliance group of industries have a major presence (**Dhirubhai Ambani Knowledge City - DAKC**) in Koparkhairane and Mahape. Other prominent companies include Hexaware, Patni Computers, Intellenet, Hewitt Associates, TCS, and Digit Computer Magazine. As a part of long term planning, major commodity markets have begun

moving from the heart of Mumbai city to Navi Mumbai. Kalamboli (another node in Navi Mumbai) is home to a major steel market. Vashi has the fresh fruits and vegetables market. One of the important business landmarks is the shipping port of JNPT (stands for Jawaharlal Nehru Port Trust) in Nhava Sheva - Dronagiri node. The International InfoTech Park at Vashi and Belapur railway station complex houses many international IT companies.

The **New Millennium City** near Mahape forms a major part of the **Knowledge Corridor that spans Mumbai and Pune**. The head office of Reliance Infocom - Dhirubhai Ambani Knowledge City is situated opposite to Koparkhairane station. The IT companies in Navi Mumbai include Wipro Ltd, CMC, Tata Consultancy Services, Aptech, Track Mail, ICICI InfoTech and PCS which have their office on Thane Belapur Road.

***Thus, Navi Mumbai is just not offering a good deal for investment but also for a quality life for NRIs who wish to come back to Mumbai/India in future.***

#### **DIFFERENT NODES AT NAVI MUMBAI:**

The following are various nodes at which investors/buyers can look at for buying property:

Airoli, Ghansoli, Kopar Khairane, Vashi, Sanpada, Nerul, CBD Belapur, Kharghar, Kalamboli, Juinagar, **Kamothe**, **New Panvel**, **Khandeshwar**, **Mansarovar**, **Taloja**, Ulwe, Pushpak ,Dronagiri, Turbhe, Seawoods ,Palm Beach Rd, Thane-Belapur Rd and Mahape.

At present, builders are selling ready flats ranging between Rs. 2800 to Rs. 6300/- per sq.ft. at Nerul. Until recently, the same flats were available for Rs. 4400/- to 5300/- per sq.ft. For instance, at Palm Beach Rd, a property was sold for Rs. 1800/- three-years back, now it is sold for 6500/- psf. NRI complex with excellent amenities was sold for Rs. 2900/- a sq.ft a year ago. Earlier Investors were selling 35% per cent less for there were no takers and now there is upward trend in property prices reflecting increasing demand and value of better infrastructure.

***Please find appended map of Navi Mumbai for your ready reference.***



# NAVI MUMBAI



Map Not To Scale

	Major Roads
	Railway Line
	Hospital