

*Welcome* Landcore Developers.





**LANDCORE DEVELOPERS**

— Values, Trust, & Growth —

*Your Dream Space is Our Mission*



*See  
the Story  
You're  
Building*



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**RESIDENTIAL | COMMERCIAL | BUNGLOW  
FARMHOUSE | INVESTMENT PLOTS**



# INTRODUCTION

*Landcore Developers is one of the leading property Developer & Builders company in Navi Mumbai. The group has scaled new heights by acquiring several properties and developing them independently.*

*Dealing in open **LAND (PLOT)** & Designing iconic Lifestyle. Building lifelong relationship & believe in providing after sales service too.*



# Customer Convenience

Customer convenience is any element of customer experience that saves the customer time and effort.

*100% Title Clear*

*100%*

*Clear 7/12*



*Prime Location*



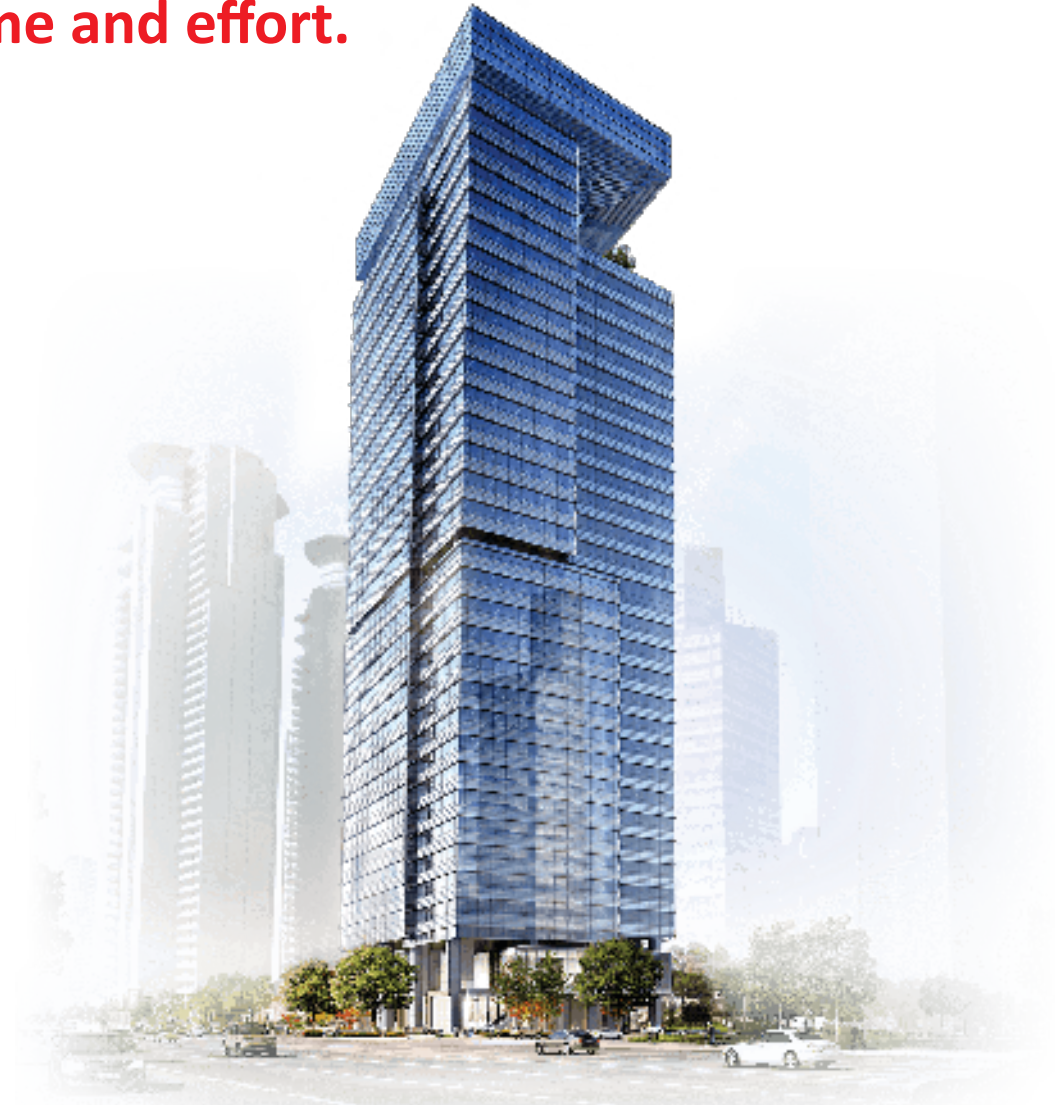
*Customers Satisfaction*



*EMI Facility - 0% Intrest*



*Plot Demarcation & Name Plae*



# SMART CITY SMART CONNECTIVITY

**Navi Mumbai  
International  
Airport**



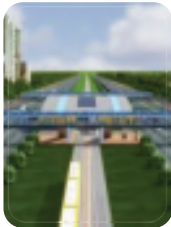
**Atal Setu  
(MTHL)  
Sea Link**



**Nerul - Uran  
Local Train**



**Virar-Alibaug  
Multimodal  
Corridor**



- 📍 **Bharat Singapore Port (6 Minute's)**
- 📍 **Metro Station (3 Minue's)**
- 📍 **Ulwe Node 7 Minute's)**
- 📍 **Dronagiri Node (5 Minute's)**
- 📍 **Alibag-Virar Multimodel Corridor Behind**
- 📍 **Special Economic Zone (4 Minute's)**
- 📍 **Ambani MegaCity (7 Minute's)**
- 📍 **Goa Sawantwadi Highway Near**
- 📍 **National Hig way**
- 📍 **State Highway**

- 📍 **Navi Mumbai International Airport**
- 📍 **Ranjanpada Railway Station (7 Minue's)**
- 📍 **Shewri to Nhava-sheva  
Sea-Link, Chirle JUnction (5 Minue's)**
- 📍 **JNPT. Port (6 Minute's)**



# Navi Mumbai International Airport

Navi Mumbai International Airport is a green field international airport under construction at Panvel / Uran, Navi Mumbai in Maharashtra, India. It will be the extension to the existing Chhatrapati Shivaji Maharaja International Airport as India's First urban multi-airport system.

## Airport type

Public

## Location

Panvel/Uran, Navi Mumbai

## Operator

Navi Mumbai International Airport Limited (NMIAL)

## Opened

in 2025

## Runways

3810 M. (Right / Left)

## Sources

City and Industrial Development Corporation (CIDCO)



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# ATAL SETU (MTHL)

The Atal Setu (Mumbai Trans Harbour Link) is India's longest sea bridge, connecting Mumbai and Navi Mumbai, drastically cutting travel time from 2 hours to about 20 minutes and boosting regional connectivity for commuters and economic growth. This 21.8 km marvel features six lanes, advanced technology like orthotropic decks, and aims to ease Mumbai's traffic congestion while facilitating development in Navi Mumbai, inaugurated in January 2024 by PM Modi.

## ● Atal setu Section length ●

- ✓ **First section length** - 10.38 kilometers (6.45 mi)
- ✓ **Second section length** - 7.807 kilometers (4.851 mi)
- ✓ **Third section length** - 3.613 kilometers (2.245 mi)

## MUMBAI TRANS HARBOUR LINK

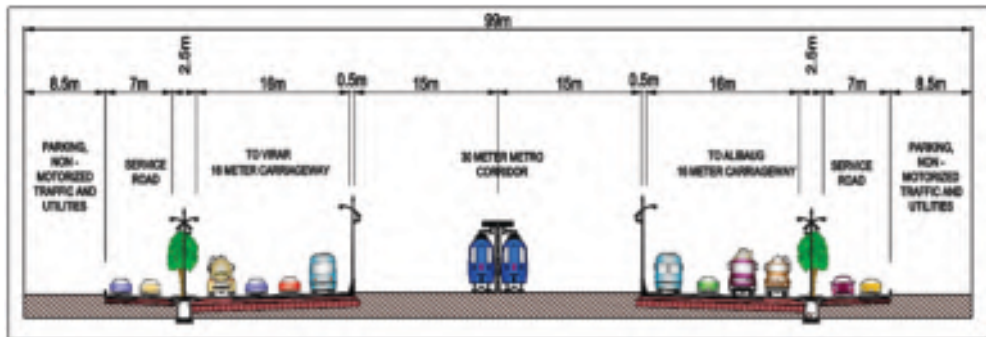
- ✓ **Begins**  
Sewri, South Mumbai
- ✓ **Other name(s)**  
Sewri-Nhava Sheva  
Trans Harbour Link
- ✓ **Owner**  
MMRDA
- ✓ **Total length**  
21.8 kilometers (13.5 mi)
- ✓ **Width**  
27 meters (89 ft)
- ✓ **Height**  
25 meters (82 ft)
- ✓ **Water depth**  
47 meters (154 ft)
- ✓ **No. of lanes**  
6 Lane Road
- ✓ **Constructed by**  
L&T, Tata Projects Limited
- ✓ **Construction tart**  
24 April 2018
- ✓ **Constructionnd**  
October 2023
- ✓ **Construction ost**  
₹17,843 crore (US\$2.4 billion)
- ✓ **Opening**  
2024

# VIRAR - ALIBAUG Multimodal Corridor

## BENEFITS OF THE MULTI MODAL CORRIDOR

- ✓ The following benefits are expected from the MMC:
- ✓ High speed movement between the MMR regions
- ✓ Choice of multiple modes of travel
- ✓ Easy and fast transfer between modes
- ✓ Cost savings over development of separate corridors for each transportation mode

As the comprehensive transportation study recommendations for the MMR, the MMC is proposed with a Right of Way of **99 M.** to accommodate access controlled highway lanes, service lanes, parking lane, pedestrian foot path and a metro facility at the Centre (**30 m**). The conceptual cross section of the MMC is below.

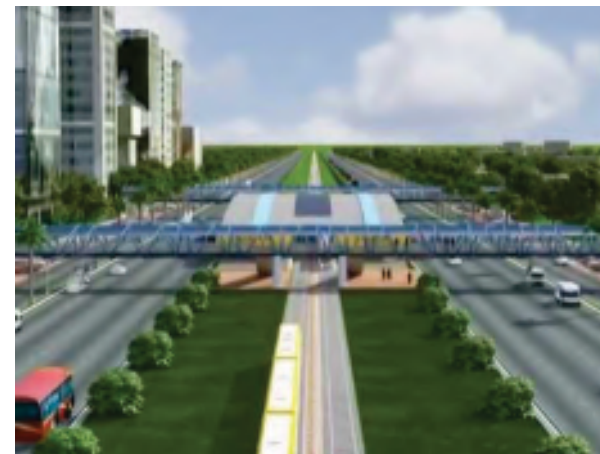


The MMC was envisaged to provide connectivity of existing and future growth centers in the MMR. The MMC will help the growth of 7 Growth centers, such as **Virar, Bhiwandi, Kalyan, Dombivali, Panvel, Uran and Taloja MIDC in the MMR Region**. It would provide faster connectivity between the Urban Local Bodies (ULBs) located outside Greater Mumbai and improve accessibility to inter-city freight traffic.

The MMC will connect the major roads such as NH-8, Bhiwandi bypass, NH-3, NH4, NH-4B, Mumbai Pune Expressway, NH-17 etc. The Corridor will provide faster

connectivity of JNPT, Proposed Navi Mumbai Airport, MTHL Project and Dedicated Freight Corridor (DFC).

The Project area traverses through the plain and rolling terrain and passes through Thane and Raigad district of Maharashtra. The Corridor is running parallel to Bassien Creek up to Ulhas River (near Kalher).

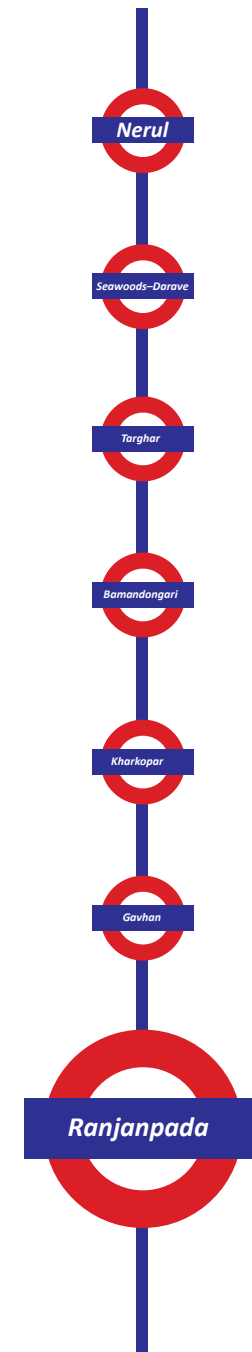


Right  
**99 M**  
Centre  
**30 M.**

# Nerul-Uran

The Nerul-Uran line which is also known as Trans-Harbour link line of the Mumbai Suburban Railway is a railway line serving between CBD Belapur and Nerul in Navi Mumbai with Uran in Navi Mumbai of India, In a significant stride towards bolstering Mumbai's rail connectivity, **Prime Minister Narendra Modi** is anticipated to inaugurate the second phase of the **Uran railway line on 12th January 2024**.

## Nerul to Uran Line Station



# ***SIDDHIVINAYAK - DHUSHMI METRO***

The proposed Siddhivinayak - Dhushmi Metro Corridor that will run parallel to Mumbai Trans-Harbour Link (MTHL) will cater to a large number of commuters & will drastically reduce the travel time between Navi Mumbai.





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# INVESTMENT

**WORLD GROW GIVE SMALL INVESTMENT .. HIGH RETURNS**

*Land / plots have always shown  
higher returns in Navi Mumbai.*

*If you have land in an area with good infrastructure,  
the price of the land will be more appreciated.*

*It is an excellent money-saving investment  
which will guarantee higher returns in the future.*



## Real Estate

*Here are some things to consider when it comes to real estate and the risks associated with it. The most important risk that people miss is that real estate requires a lot of research. It's not something you can go into casually and expect immediate results and returns. Real estate is not an asset that's easily liquidated, and it can't be cashed in quickly. This means you can't cash it in when you're in a bind.*

## LAND INVESTMENT



## SHARE STOCK INVESTMENT

## Stock Market

*The stock market is subject to several different kinds of risk: market, economic, and inflationary risks. First, stock values can be extremely volatile with their prices subject to fluctuations in the market. Volatility can be caused by geopolitical and company-specific events. Say, for instance, a company has operations in another country, this foreign division is subject to the laws and rules of that nation.*

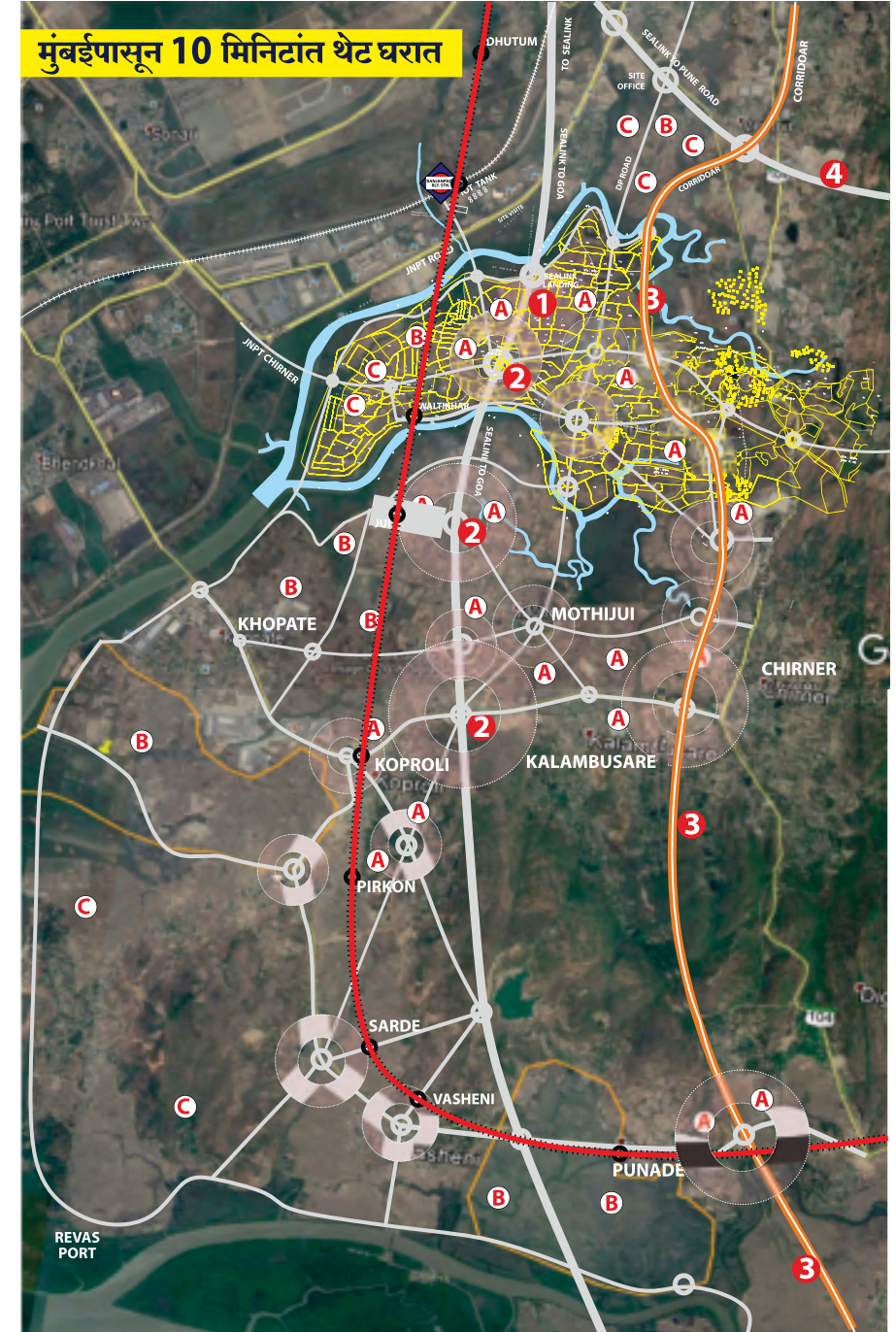
*Real Estate Investment is a Risk Free Investment..*



# नवी मुंबई विमानतळ-सि-लिंग परिसर वेगाने डेव्हलप होणार... आजच प्लॉट खरेदी करा

## 10 मिनिटांवर PLOT / FLAT

### भरपूर नफा कमवा किंवा प्राईम प्लॉटचे मालक व्हा...



# Maha Mumbai Development Map

Navi Mumbai  
Smart City



Navi Mumbai  
International  
Airport



Shewri to  
Nhava sheva  
Sea Link



Nerul - Uran  
Local Train



Virar-Alibaug  
Multimodal  
Corridor



Plot Your  
Choice



# MAHA MUMBAI Development Map

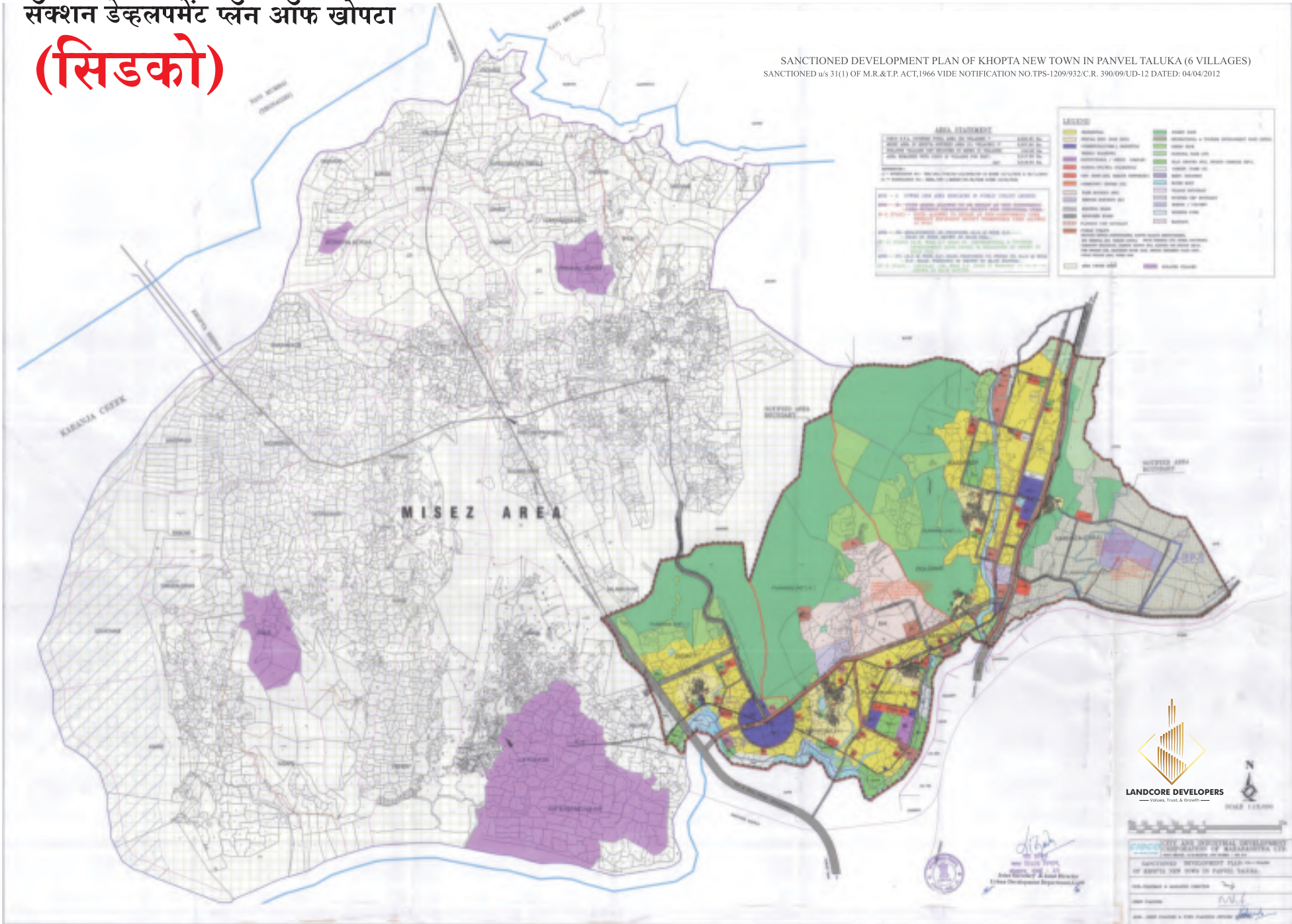


- Sion - Panvel Expressway
- National Highway
- Mumbai - Pune Expressway
- Railway Line
- 🎓 Education
- ✈️ Airport
- 🏥 Hospital
- 🚉 Railway Station



# सँक्शन डेव्हलपमेंट प्लॅन ऑफ खोपटा (सिडको)

SANCTIONED DEVELOPMENT PLAN OF KHOPTA NEW TOWN IN PANVEL TALUKA (6 VILLAGES)  
SANCTIONED u/s 31(1) OF M.R.&T.P. ACT,1966 VIDE NOTIFICATION NO.TPS-1209/932/C.R. 390/09/UD-12 DATED: 04/04/2012





# Thank You



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