

## Presentation

Plotted Development for developing gated villas and  
bungalows

at Varle @ Wada, District Palghar

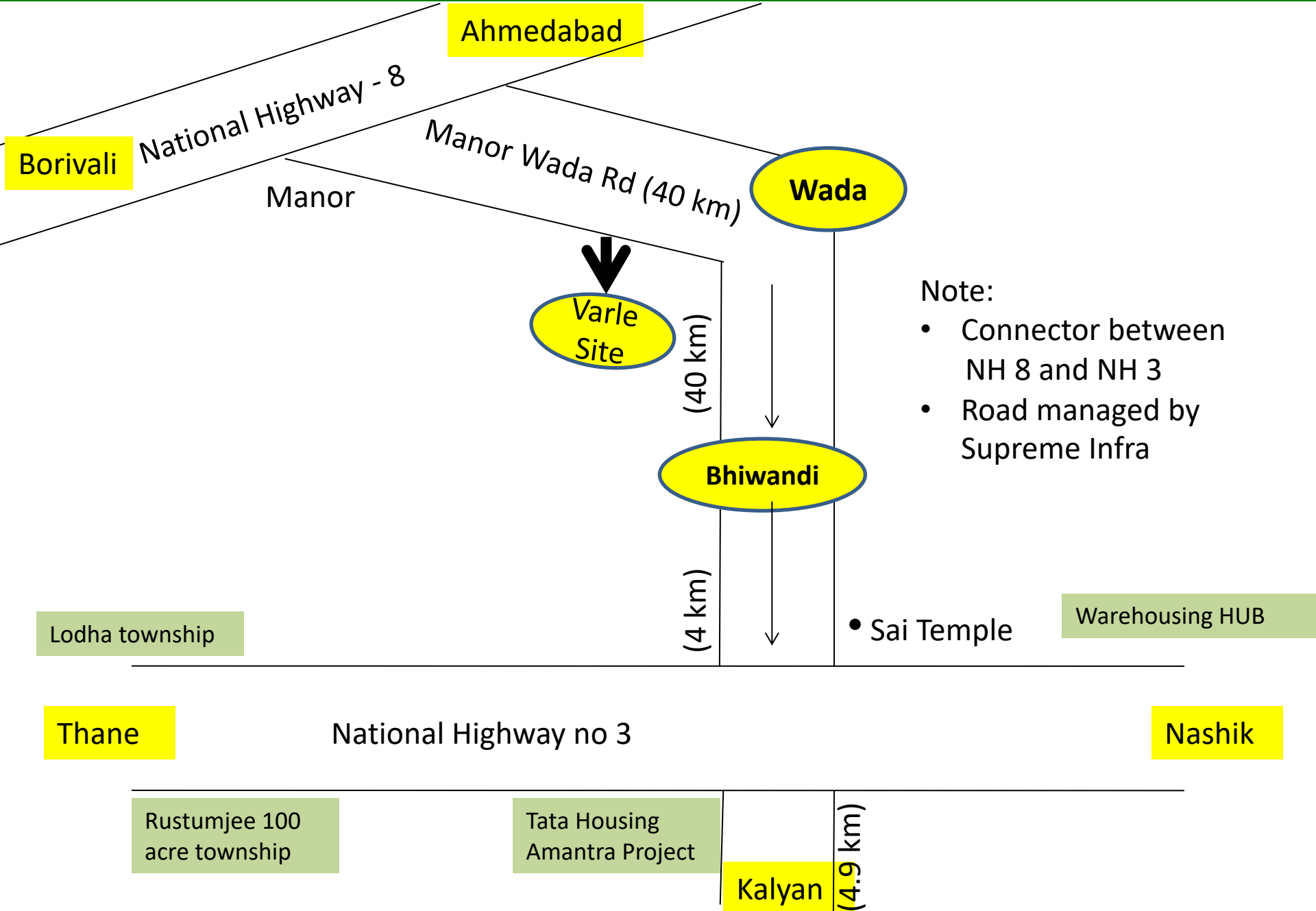


## Wada – Manor Road – Destination for Second Homes

- Easily accessible from Mumbai-Ahmedabad ( NH – 8 ) & Mumbai-Nashik Highway ( NH – 3 )
- Abundant natural beauty with dense forest cover and pleasant climate attracted Second Home Buyers
- Rivers – Vaiterna, Pinjal, Deherje etc, ISKON Ashram, Vajreshwari, Kohoj Fort, Modak Sagar Lake
- Banks / PO / ATMS / Market / Medical Care / Govt Offices / Court / Bus Depot in 2 km radius
- Industrial Hub for Agro based & Non-polluting industries (ONIDA, COCA COLA, BLUE STAR, BISLERI, ESSEL PROPACK etc)
- Part of the evolving Mumbai-Delhi Freight Corridor (Delhi - JNPT connect)
- Traditionally famous for Warali Paintings and rice breed known as “ Wada Kolam “, Spicy Local Food, Neera Juice etc



# Mapping – Manor – Bhiwandi Road



## Distance from Wada City

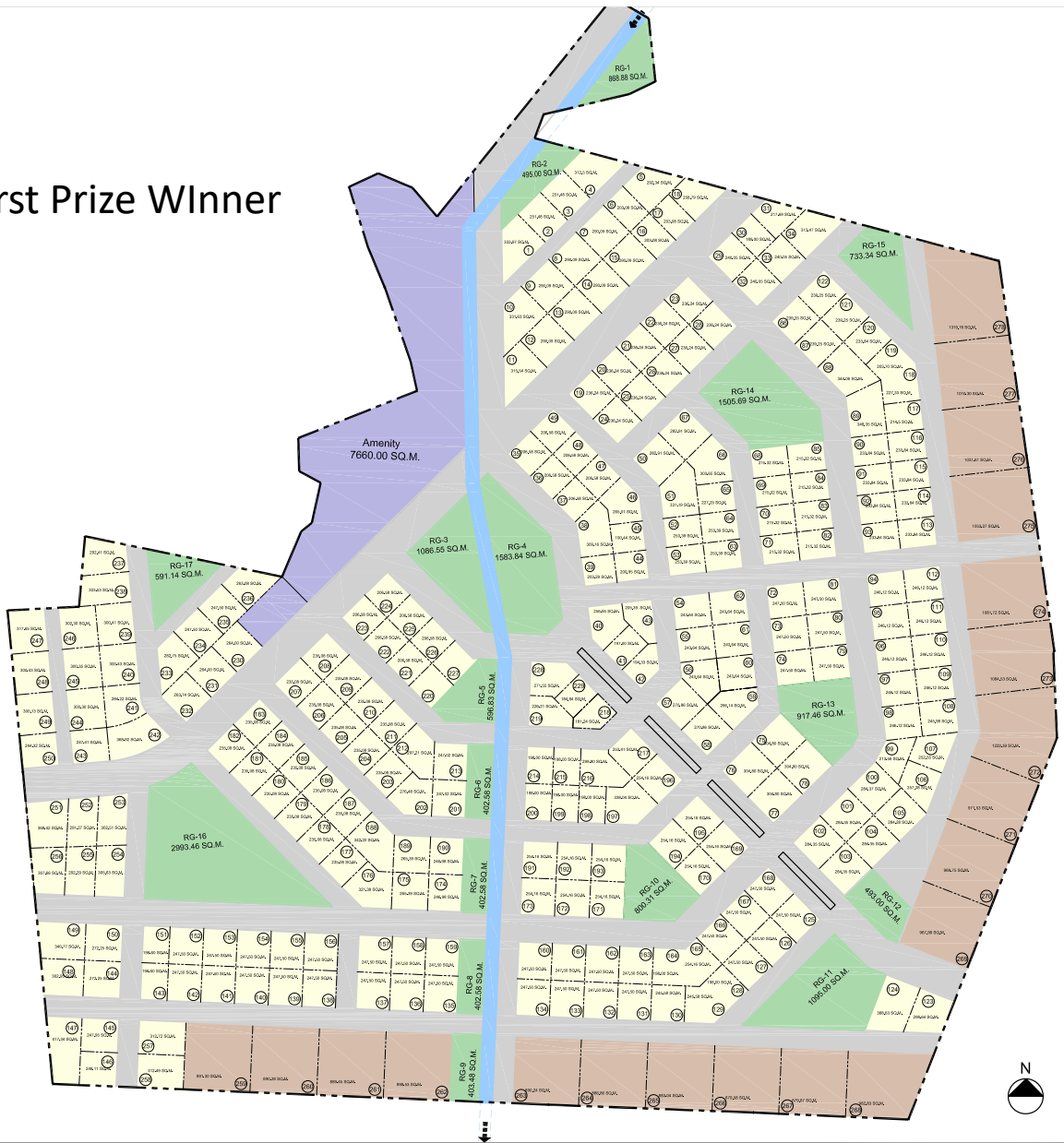
City (From to Wada) )	In Kms	Travel time
Manor	24	23 min
Bhiwandi	44	50 min
Kalyan	52	1:05 hrs
Thane	56	1:10 hrs
Nashik	118	2 hrs
Mumbai	81	1:30 hrs
Borivali	87	1:20 hrs

*Source: Google Maps*

Wada to Bhiwandi Bus stop		46 km
Kalyan Railway Station		57 km
Thane Railway Station		66 km
Shahapur Railway Station		43km
Palghar Railway Station		40 km
Mumbai Airport		84 km



## HUDCO DESIGN 2016 First Prize Winner



Area Calculations			
	Percentage	Area in m <sup>2</sup>	Area in acres
Streets	28.4	43,779	10.82
Open Spaces	10.1	15,498	3.83
Amenity	5.0	7,661	1.89
Area Under Nalla	1.6	2,476	0.61
Plotted area	42.2	65,024	16.07
Courtyard Houses	12.8	19,676	4.86
<b>TOTAL</b>	<b>100.0</b>	<b>1,54,114</b>	<b>38.08</b>

# Info Sheet

Developer	:	Anshul Group ( <a href="http://www.anshulgroup.com">www.anshulgroup.com</a> ) Project SPV : Anshul VM Realty
Project Location	:	Village Varle @ Tal Wada @ Dist Palghar
Type of Development	:	Plotted Development for Bungalows
Acres	:	38 acres
Land terrene	:	Flat land with a water body, 600 mtrs from Highway, Natural Trees
Zone	:	Free zone, FSI of One
Plot Sizes	:	Aprrox 300 Sq mtr / 3000 sq feet
Master Layout	:	Swapnil Patil Architects & Town Planners
Nearby facilities in 2 kms	:	Banks: SBI / HDFC / PNB & Other Co op banks, Post Office, Bus Depot, Power, Water, Road Connect, ISKON Ashram, Convenience Market
Planning & Approvals	:	Master Planning Layout Done Title Check Done, Development agreement signed and registered, All consultants on board, Plotting Layout NA Process in progress, Town Planning Survey and Scrutiny in progress, Revenue Department Scrutiny in progress Time to completion : 3 months
Plot Sizes	:	2000 - 3000 sq ft approx

# Places of Tourist Interest

