

KHARGHAR: A COLOSSAL PLANNED CITY WITHIN MUMBAI



Kharghar is a node of Navi Mumbai and it is a suburb under Panvel Municipal Corporation. It is situated at the northernmost tip of Raigad district. It was developed by the City and Industrial Development Corporation (CIDCO).

CIDCO has planned a better version of the Bandra-Kurla Complex (BKC) in Kharghar with a layered structure with a pyramid-shaped central hub of high rises. The new structure will encompass an area of 200 hectares factoring in the central park and golf course. The actual corporate hub will be on 125 hectares of land. CIDCO has decided to have a layered structure with the outer fringe to be developed with 1-2 FSI while the core area will have 3 FSI. Around 50% of the area (120 hectares) has been set aside for the high rises with 3 FSI for the pyramid-shaped structure.



Kharghar Starts from Sector 1 Which is towards one end of Vashi Panvel Highway & Covers Sector - 40 towards another end which is on Shilphata Panvel Highway. In order to touch the connectivity of Kharghar Station CST Harbour line Towards Belapur, there is Metro Connecting from Pendhar via Kharghar Sector 34 (Amandoot Station) Central Park to Belapur Nodes.

Existing Kharghar constructed in 2000-year possessions have yielded a 100% appreciation in properties which once used to cost 15 Lac for 1 BHK & 35 Lac 2 BHK is now 90 Lac & 1.5 Cr 2 BHK. Kharghar Extends its wing towards Sector 34 to 40 with upgraded latest planned township projects with modern amenities connecting station sector 34 & Central Park.



Projects in this area has both connectivity metro & backside road connecting new airport Panvel & Sea Link Harbour, one can reach the Sea link in 20 mins & reach Sewri Mumbai in other 25 mins cutting travelling time from 90 mins existing to 45 mins MAX. All major constructions are in work in process in this area with massive employment opportunities in BKC in this area with Golf course & Iskcon Temple, Gurudwara attracting cream crowd in this vicinity making it more posh area after Mumbai.

While exploring Kharghar one has to come out from a MYOPIC view of the station as alone Harbour Line station cannot cover the whole of Kharghar it's that big in size. New tunnel is also in construction which will connect direct Turbhe from Kharghar in max 15 Mins.



Real-time analysis
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