



MAHAMUMBAI 3.0 (KSC) NEW TOWN DEVELOPEMENT PLANNING

Sahyadri Infrastructure



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Third Mumbai is now KSC New Town

Ateeq Shaikh

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NAVI MUMBAI: The Mumbai Metropolitan Region Development Authority (MMRDA), which has been officially appointed as the New Town Development Authority (NTDA) of the so-called Third Mumbai, has renamed the city as Karnala-Sai-Chirner New Town or KSC New Town.

The upcoming planned city, also known as the Navi Mumbai Airport Influence Notified Area (NAINA), gets its new name after Karnala-Sai-Chirner villages, which are among the 124 villages in Raigad district.

The creation of "Third Mumbai" was announced in 2013 to

prevent the haphazard growth of the upcoming airport area in Navi Mumbai.

The city will cover an area of 323.44 square kilometres, and would be an environment-friendly township with the features of a Smart City.

The new name highlights the significance of the three villages.

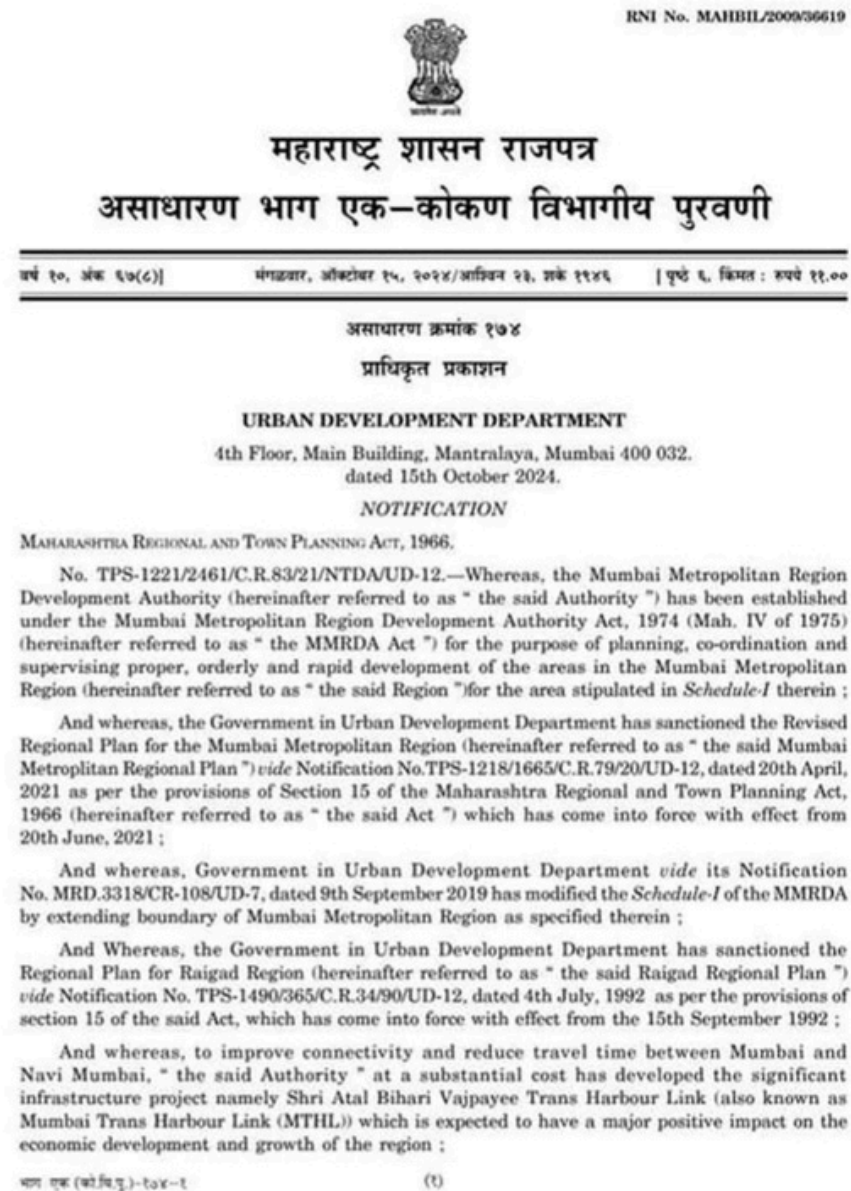
Karnala is renowned for the Karnala Bird Sanctuary and the historic Karnala Fort.

Sai village, nestled in the lush greenery of the Western Ghats and Chirner, located near the JNPT, one of India's largest container ports, plays a vital role due to its strategic proximity to major infrastructure.



Introduction to KSC New Town

Overview



KSC New Town is a visionary urban development initiative by the Mumbai Metropolitan Region Development Authority (MMRDA).



Designed to mirror the **successful CIDCO Navi Mumbai model**, it focuses on creating a self-sustained township with **modern infrastructure, industrial zones, and residential areas.**

Key Announcements & Timelines

Key Dates

- ▶ October 15, 2024 – The Government of Maharashtra notified 124 villages in the influence area of the Mumbai Trans Harbour Link (MTHL) as 'KSC New Town'. MMRDA was appointed as the New Town Development Authority (NTDA) for this region. [MMRDA Official Website](#)
- ▶ 2025 – Surveys and groundwork are scheduled to commence for detailed planning and development. <https://www.hindustantimes.com/>
- ▶ 2025-2030 – Project implementation timeline for phased development, including industrial parks, residential areas, and IT hubs.



एमएमआरडीए
MMRDA



MMRDA appointed as developing authority

Government Notifications <https://mmrda.maharashtra.gov.in/planning/new-town-development-authority/overview> | <https://mmrda.maharashtra.gov.in/>

- Gazette notification issued for land acquisition and zoning regulations.
- Detailed Development Plan (DDP) approved for KSC New Town to ensure sustainable and organized growth.
- Environmental impact assessments conducted, ensuring eco-friendly development.

Key Announcements and Timeline

NEWS

UPDATE

Hindustan Times (December 2024): Reported on the commencement of surveys in early 2025 to develop KSC New Town, aiming to boost connectivity and establish a tech hub. <https://www.hindustantimes.com/>

Free Press Journal (December 2024): Highlighted that KSC New Town will catalyze real estate growth in Raigad district, covering key areas within Navi Mumbai and Raigad. <https://www.freepressjournal.in/>

Trak.in (November 2024): Covered the official renaming of 'Third Mumbai' to Karnala-Sai-Chirner New Town (KSC New Town) by MMRDA. <https://trak.in/stories/>

Key Announcements and Timeline

MUMBAI NOW POWERED BY MIRROR NOW

LATEST NEWS PICKLEBALL ENTERTAINMENT INDIA SPORTS

NEW YEAR WISHES NEW YEAR QUOTES HAPPY NEW YEAR

News / Mumbai News

'Third Mumbai' is Coming! Surveys To Begin In 2025 – Here's How It Will Transform Commuting

Authored by: Surbhi Kaul
Updated Dec 26, 2024, 11:46 IST

A series of surveys is set to be carried out in 2025 to establish 'Third Mumbai' in Raigad. This Third Mumbai project could improve connectivity and reduce travel time between Mumbai and Navi Mumbai. Read more to know the details of the story. [Read Less](#)

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तिसऱ्या मुंबईसाठी पहिले पाऊल

'एमएमआरडीए'कडून हवाई सर्वेक्षणासाठी निविदा

लोकसत्ता प्रतिनिधी

मुंबई : शिवडी-न्हावलेचा अटलबिहारी वाजपेयी सागरी सेतू प्रभावित क्षेत्रात कर्नाळ-साई-चिरनेर नवनगर अर्थात तिसरी मुंबई वसविण्याचा निर्णय मुंबई महानगर प्रदेश विकास प्राधिकरणाने (एमएमआरडीए) घेतला आहे. हा प्रकल्प प्रत्यक्ष मार्गी लावण्याच्या दृष्टीने एमएमआरडीएने पहिले पाऊल उचलले आहे. पेण, उरण आणि पनवेलमधील १२४ गावांचा नवनगर म्हणून विकास केला जाणार आहे. या १२४ गावांचे होमलॅंड हवाई सर्वेक्षण करण्यासाठी एमएमआरडीएने मंगळवारी निविदा प्रसिद्ध केली. तर दुसरीकडे तिसरी मुंबई वसविण्यासाठी सविस्तर आराखडा, नियोजन प्रस्ताव, सविस्तर विकास धोरण तयार करण्यासाठी सल्लागाराची नियुक्ती करण्याचा निर्णयही एमएमआरडीएने घेतला आहे. सल्लागाराच्या नियुक्तीसाठी

काम पूर्ण करण्यासाठी सात महिन्यांचा कालावधी

रायगड जिल्ह्यातील १२४ गावांचा आकारभूल नकाशा आणि अस्तित्वातील भू-वापर नकाशा भौगोलिक सूचना प्रणालीद्वारे करण्याकरिता हवाई अर्थात होम सर्वेक्षण करणे लागणार आहे. या हवाई सर्वेक्षणासाठी मंगळवारी निविदा प्रसिद्ध करण्यात आली. या सर्वेक्षणाद्वारे ग्याल कुठे, किती दुरूने आहेत, कोणत्या प्रकारची बांधकामे आहेत, नोकळ्या जागा आणि उद्याने कुठे आहेत यांसारख्या अनेक बाबींची माहिती संकलित केली जाणार आहे. या कामासाठी कंत्राटदारांची नियुक्ती करण्यासाठी मंगळवारी एमएमआरडीएने निविदा प्रसिद्ध केली. या निविदेनुसार सर्वेक्षणाने काम सात महिन्यांच्या कालावधीत पूर्ण करण्यात येणार आहे. या सर्वेक्षणासह नवनगराचा विस्तृत आराखडा, नियोजन प्रस्ताव तयार करण्यासाठी सल्लागाराची नियुक्ती करण्यात येणार असून त्यासाठीही एमएमआरडीएने मंगळवारी निविदा प्रसिद्ध केली.

मंगळवारी आंतरराष्ट्रीय स्तरावरील निविदा प्रसिद्ध करण्यात आली. यासंबंधीच्या प्रस्तावाला राज्य सरकारने मान्यता देऊन उरण, पेण आणि पनवेलमधील १२४ गावांचा, ३२३.४४ चौरस किमी क्षेत्राचा नवनगरत समावेश केला आहे. या १२४ गावांचा विकास तिसरी मुंबई म्हणून करण्यासाठी एमएमआरडीएची मार्च २०२४ मध्ये

नवनगर विकास प्राधिकरण म्हणून नियुक्ती केली आहे. यासंबंधीचा सासन निर्णयही प्रसिद्ध करण्यात आला आहे. या तिसऱ्या मुंबईला कर्नाळ-साई-चिरनेर असे नाव देण्यात आले आहे. आता तिसरी मुंबई वसविण्याच्या प्रत्यक्ष कामाला सुरुवात करण्याच्या दृष्टीने एमएमआरडीएने पहिले पाऊल उचलले आहे.

TIMES NOW मराठी Join Us

ताज्या बातम्या महाराष्ट्र मनोरंजन लाईफस्टाईल वेब स्टोरीज करिअर

NEW YEAR GOOD MORNING WISHES MHADA LOTTERY 2025

Marathi News / Maharashtra

Third Mumbai Renamed: ठरलं! 'या' नावाने ओळखली जाणार तिसरी मुंबई, MMRDA ने केल नामकरण

Edited by: Chandrakant Jagtap
Updated Oct 23, 2024, 17:50 IST

Third Mumbai Renamed by MMRDA As KSC New Town: मुंबई आणि नवी मुंबई शहराजवळ आता तिसरी मुंबई विकसीत करण्यात येणार आहे. दोन्ही शहरातील पायाभूत सुविधा आणि येथील दळणवळणाच्या सुविधांवर वाढणारा ताण पाहता राज्य शासनाने हा निर्णय घेतला आहे. आता या शहराचे नाव देखील निश्चित करण्यात आले आहे. मुंबई महानगर प्रदेश विकास प्राधिकरण म्हणजेच एमएमआरडीएने या तिसऱ्या मुंबईला विशेष नाव ठेवले आहे. [कमी वाचा](#)

Location and Connectivity



Number of Villages and Area

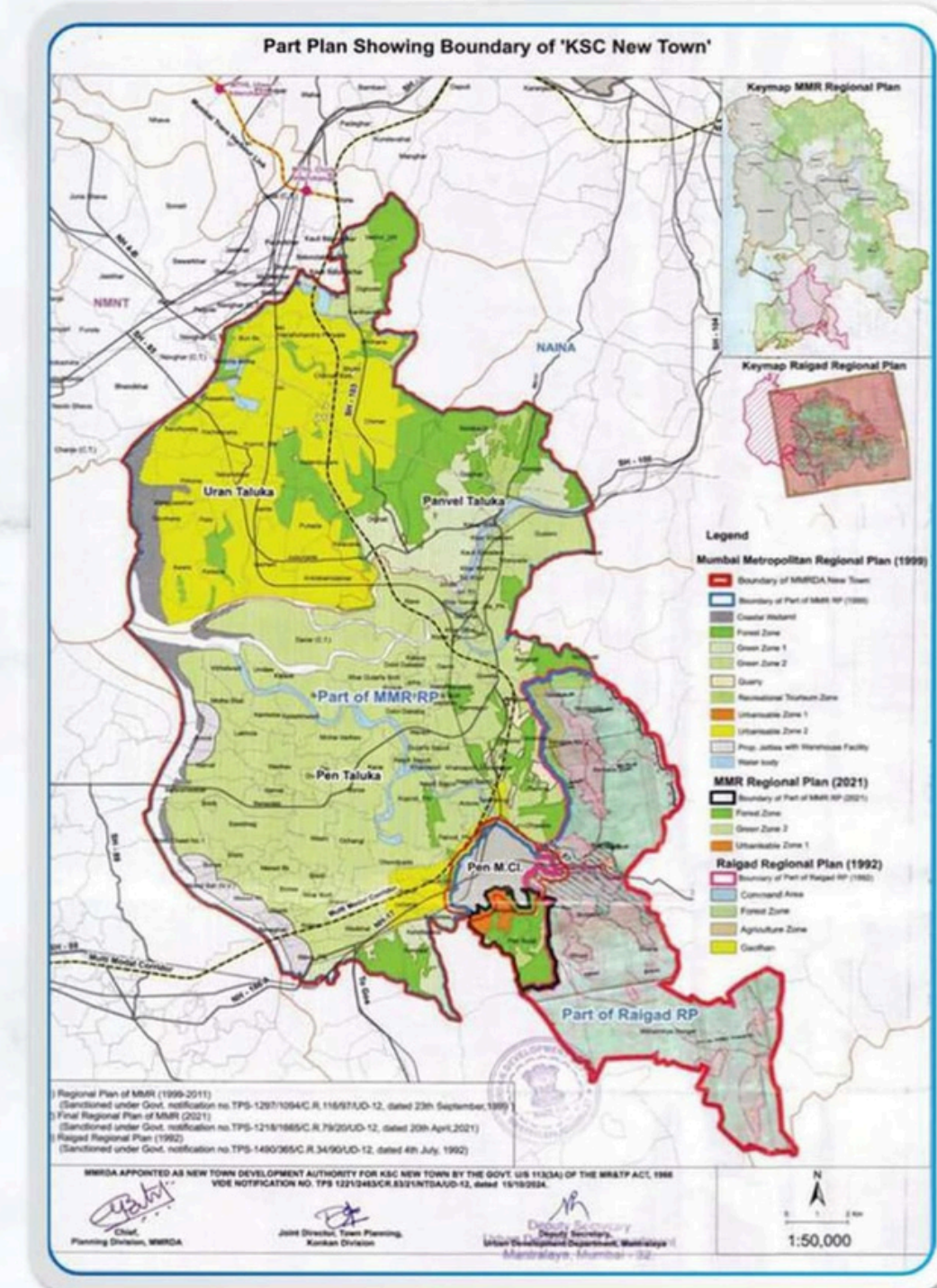


Total Area: Approximately 323.44 sq. km.



Number of Villages : 124 villages from Uran, Panvel, and Pen Talukas of Raigad district are included in KSC New Town.

<https://mmrda.maharashtra.gov.in/>



Location and Connectivity

Current Connectivity



Roadways:

National Highway 4 (NH-4): Provides connectivity to Mumbai and Pune.

State Highways: Connects to surrounding regions.



Railways:

Panvel Junction: A major railway hub connecting to Mumbai and other parts of Maharashtra.



Ports:

Jawaharlal Nehru Port Trust (JNPT): Facilitates maritime trade and logistics.



Upcoming Connectivity Enhancements

Virar-Alibaug Multimodal Corridor

Overview:

A 126 km expressway designed to connect Virar to Alibaug, enhancing north-south connectivity across the Mumbai Metropolitan Region.

Phases:

Phase I: Covers 96.47 km from Navgharto Balavali, passing through the districts of Raigad, Thane, and Palghar.

Phase II: Extends to a total of 126 km, reaching Alibaug.

Completion:

Expected by 2030.

References:

Urban Transport News



Upcoming Connectivity Enhancements

Revas-Reddi Coastal Road

Overview:

A 180 km coastal highway connecting Revas to Reddi along the Konkan coast.

Development Plans:

Expansion from two lanes to four lanes to boost regional development.

Clearances:

Environmental approvals secured.

Completion:

Timeline pending; planning stages progressing.

References:

Construction World



Upcoming Connectivity Enhancements

The Chirner-Uran-JNPT-Chowk National Highway

Overview:

This 32-kilometer highway is designed to alleviate traffic congestion in the Panvel area and improve access to key routes such as the Goa-Mumbai Highway, Mumbai-Pune Expressway, and the Mumbai-Pune Old Highway.

Route and Connectivity:

The highway will commence from Chirner, passing through Uran and JNPT, and extend to Chowk.

Tunnels:

The project includes the construction of four tunnels, which will help in reducing travel time and minimizing disruptions caused by terrain and existing infrastructure.

Cost and Timeline:

The highway is being developed under the Bharatmalascheme, with an estimated cost of ₹3,500 crore. The project is expected to be completed in phases, with significant progress anticipated in the coming years.





INVESTMENT

OPPORTUNITIES

KSC New Town Development

Investment Opportunities

- **Affordable Rates:**
Land available starting at ₹200 per sq. ft.
- **High ROI Potential:**
Proximity to ports, highways, and logistics hubs ensures long-term appreciation.
- **Government-Backed Development:**
Ensures security, transparency, and planned infrastructure.
- **Strategic Location:**
Central positioning with excellent connectivity to Mumbai and Pune.
- **Modern Infrastructure:**
Smart city features and sustainable urban planning.



Why Invest in KSC New Town?

- **Proven Development Model:** Replicates CIDCO's successful Navi Mumbai growth strategy.
- **Government Commitment:** MMRDA ensures policy transparency and regulatory compliance.
- **Infrastructure Boom:** New roads, metro lines, and logistics hubs under development.
- **Market Demand:** Increasing need for industrial and residential spaces near Mumbai.
- **Early-Mover Advantage:** Competitive pricing for early investors promises long-term gains.



Benefits for Investors

High ROI (Return on Investment):

Expected 100-500% appreciation within 2-5 years based on planned developments.

Growth Potential:

Industrial and residential demand due to proximity to Mumbai and Navi Mumbai.

Government Backing:

Transparency in land acquisition and structured compensation policies.

Affordable Entry Points:

Competitive pricing for early investors ensures high profitability.

Organized Planning:

Structured zones reduce congestion, enabling planned urban growth.

Return on Investment



Next Steps for Investors

Site Visit:

Arrange visits to the proposed KSC New Town location.
Explore plots available at competitive rates in KSC New Town.

Documentation Review:

Ensure clear land titles and government approvals.
Reach out today to secure your property in this upcoming growth corridor!

Booking Plots:

Secure your investments in residential or industrial zones.
Get exclusive deals and early-bird offers for strategic investments.



Rate Chat

SAHYADRI INFRASTRUCTURE			
RATE CHART			
	VILLAGE NAME	PRICE	AREA
	KHOPTA	6 LAKH	1000 sqft
URAN	PIRKONE	5 LAKH	1000 sqft
	SANGPALEKHAR	4.50 LAKH	1000 sqft
	AWARE	3.75 LAKH	1000sqft
	PUNADE	3.50 LAKH	1000 sqft
PEN	HAMRAPUR	2.5 LAKH	1000 sqft
	PEN	2 LAKH	1000 sqft

Booking / EMI procedure

Booking	EMI Facility
<ul style="list-style-type: none">• 10% On Booking• 80% On Registration• 10% After 7/12	<ul style="list-style-type: none">• 51,000 /- Booking Amount• 6 Month Installment Time Period (Remaining Amount)

Site Visits



Bookings



Registration



THANK YOU!



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