



A LAND  
OF PLENTY  
THAT'S AHEAD OF ITS TIME

PROJECTS AT

**HIRANANDANI**  
**FORTUNE CITY**  
— **PANVEL** —

 **hiranandani**  
**communities**  
a niranjan hiranandani initiative

## ENVISIONED BY DR. NIRANJAN HIRANANDANI

To create integrated townships and lifestyle patterns that provide more than just spaces to live and operate out of.

With a motto to:

**‘Creating better communities, creating superior value for customers, business associates, society & stake holders on a continuous basis.’**



# CREATING A LEGACY BEYOND CONSTRUCTION

Hiranandani group has the vision of creating a new India with self-sufficient and enduring townships. We are focused on creating a better experience in every aspect of life. We are developing infrastructure that is synonymous with supreme quality, beauty, and longevity.

**REAL ESTATE**

**EDUCATION**

**HEALTHCARE**

**HOSPITALITY**

**LEISURE**

**ENTERTAINMENT**

**RETAIL**

**DATA CENTERS**



ACTUAL IMAGE

# HIRANANDANI GARDENS, POWAI

PROJECT START DATE - 1987

YEAR 2023 :  
₹ 55,000 PER SQ.FT.

THEN

NOW

RATE START DATE:  
₹ 400 PER SQ.FT.

ACTUAL IMAGE

# HIRANANDANI ESTATE, THANE

PROJECT START DATE - 1999

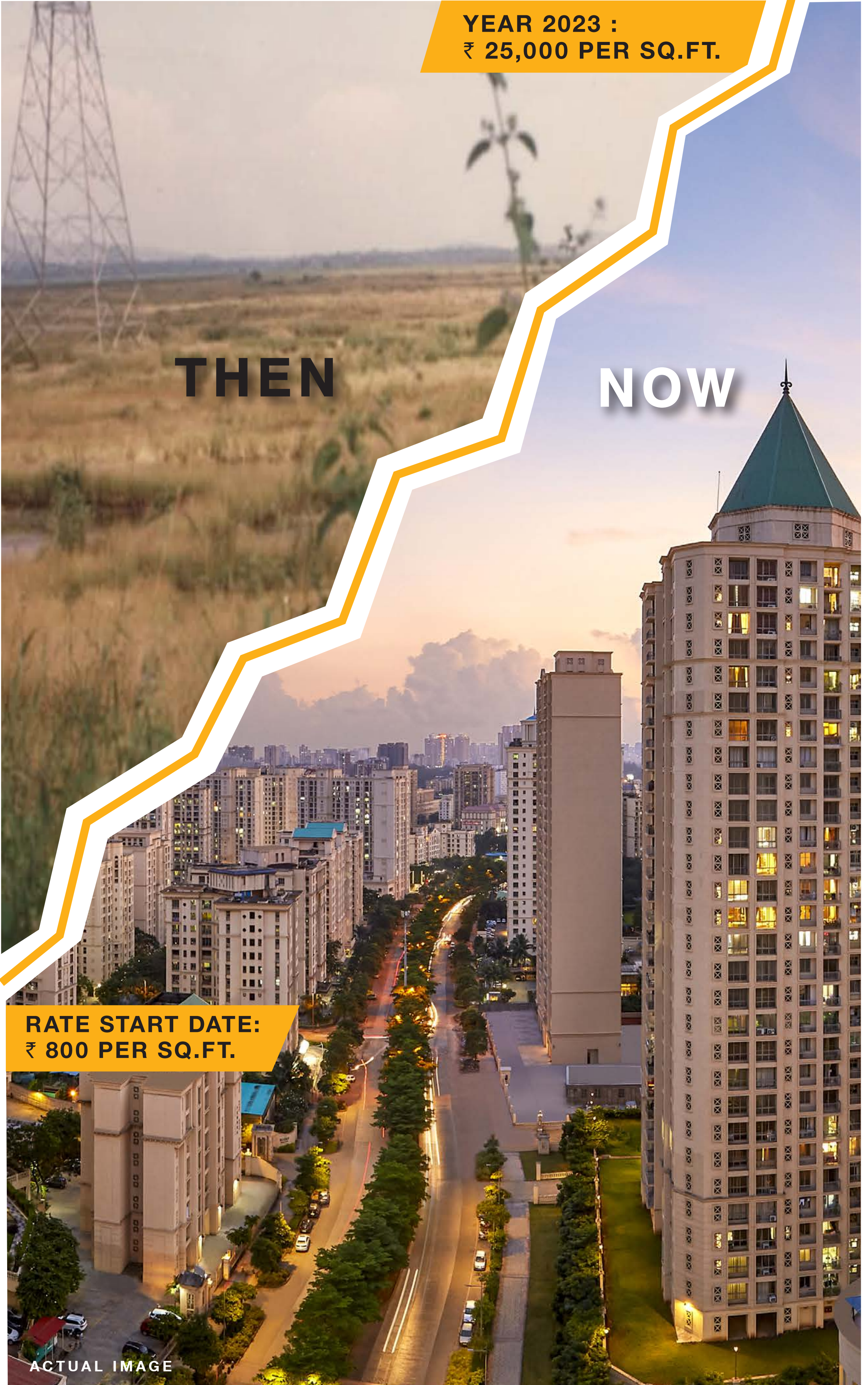
YEAR 2023 :  
₹ 25,000 PER SQ.FT.

THEN

NOW

RATE START DATE:  
₹ 800 PER SQ.FT.

ACTUAL IMAGE



# HIRANANDANI NOW EXPANDS ITS REALM TO PANVEL.

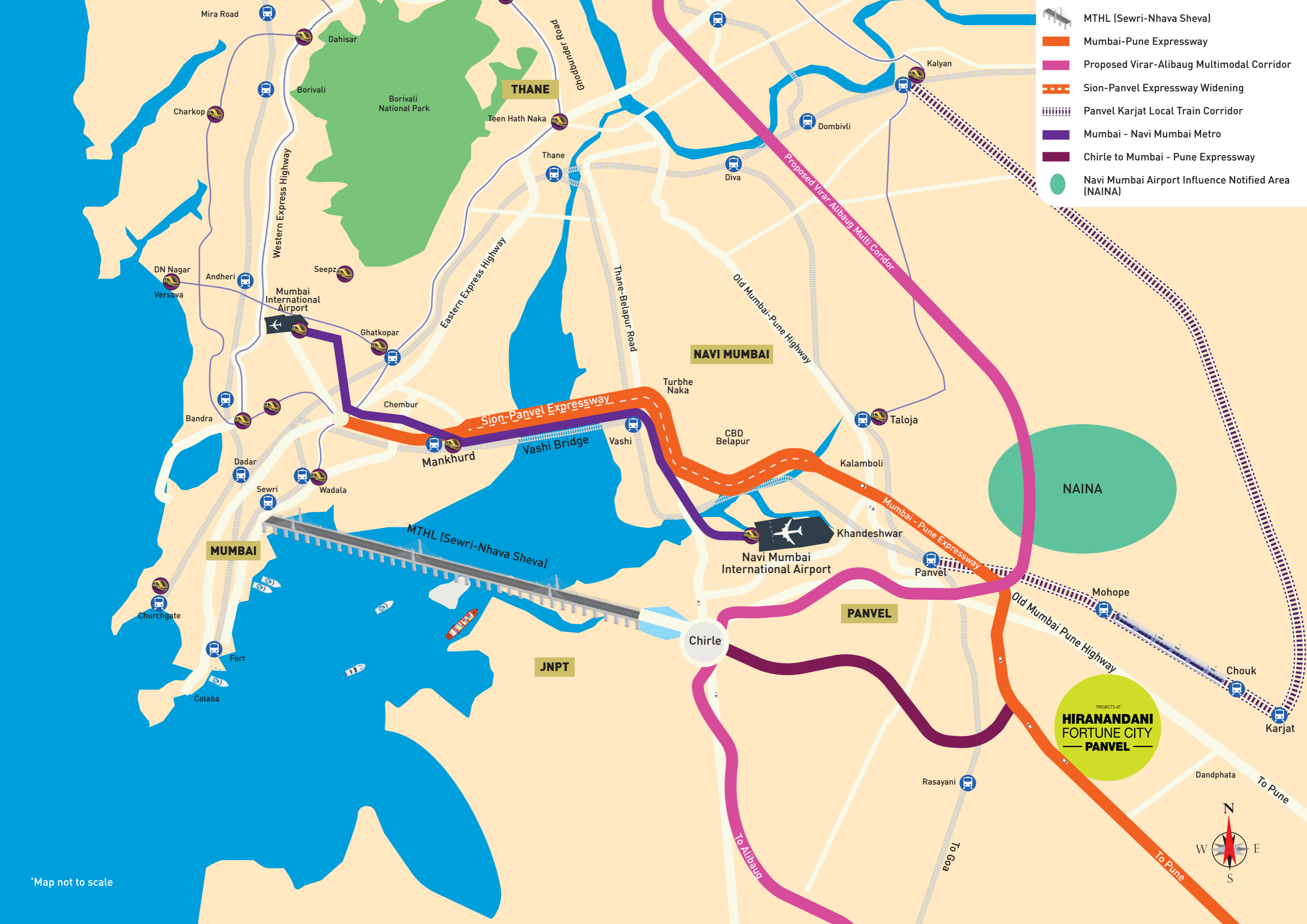










# MUMBAI **NXT**

## A LOCATION THAT'S ON THE CUSP OF EXPONENTIAL GROWTH

With each passing day, Panvel is becoming a prime example of a perfect growth story! Being next to Mumbai, its future looks brighter than ever with the planned infrastructure and is thus referred to as Mumbai NXT.





-  MTHL (Sewri-Nhava Sheva)
-  Mumbai-Pune Expressway
-  Proposed Virar-Alibaug Multimodal Corridor
-  Sion-Panvel Expressway Widening
-  Panvel Karjat Local Train Corridor
-  Mumbai - Navi Mumbai Metro
-  Chirle to Mumbai - Pune Expressway
-  Navi Mumbai Airport Influence Notified Area (NAINA)

\*Map not to scale



PROJECTS AT  
**HIRANANDANI**  
 FORTUNE CITY  
**PANVEL**

**MUMBAI**

**THANE**

**NAVI MUMBAI**

**PANVEL**

**JNPT**

**NAINA**





# LINKING SOUTH MUMBAI VIA MUMBAI TRANS-HARBOUR LINK (MTHL)

EXPECTED COMPLETION – 2023

MTHL will ease your commute  
from home to South Mumbai.

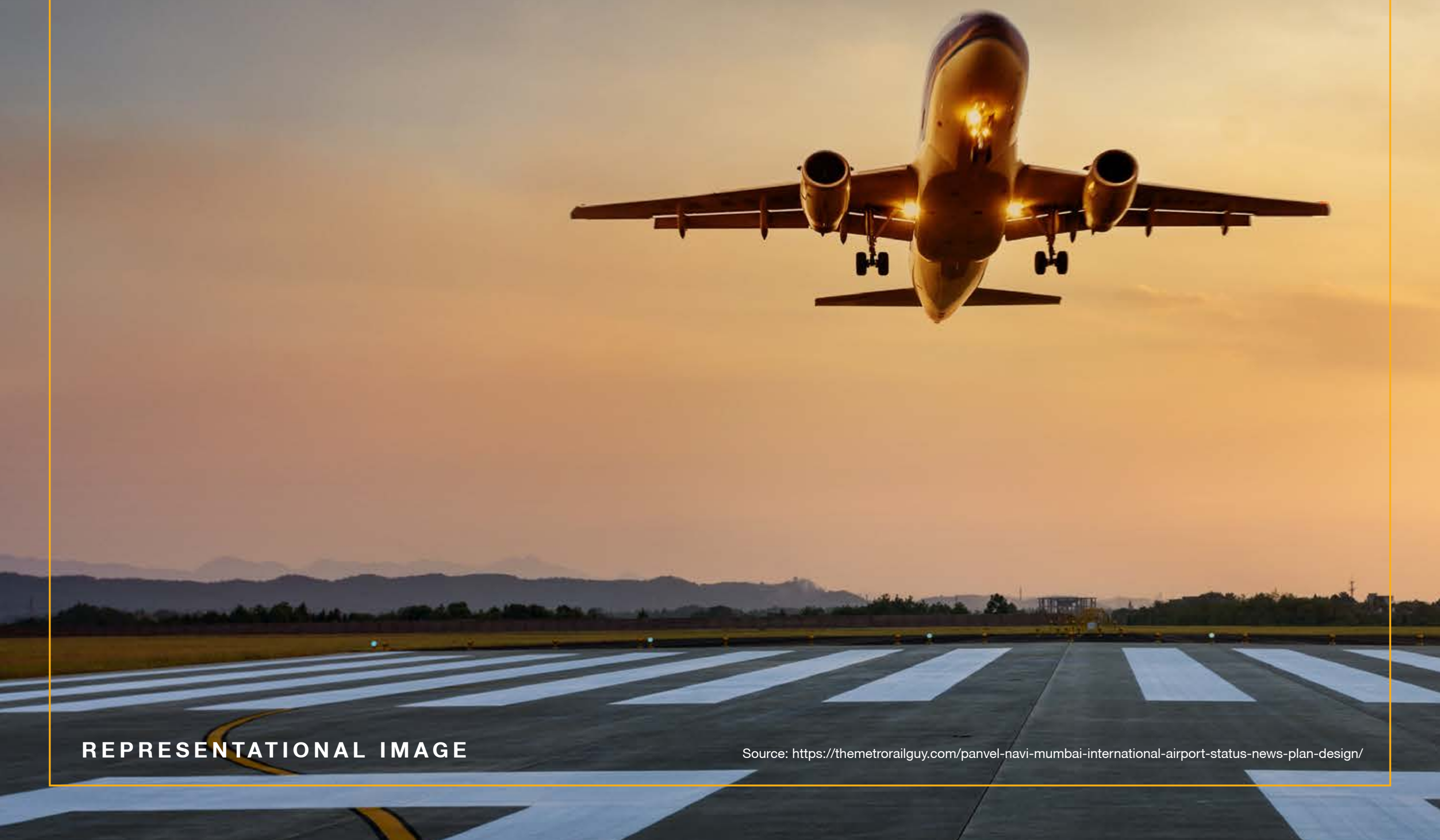


REPRESENTATIONAL IMAGE

Source: <https://themetrorailguy.com/mmrda-mumbai-trans-harbour-link-information-route-map-status/>

# NAVI MUMBAI INTERNATIONAL AIRPORT EXPECTED COMPLETION – 2024

Live in proximity to MMR region's  
second international airport.



REPRESENTATIONAL IMAGE

Source: <https://themetrorailguy.com/panvel-navi-mumbai-international-airport-status-news-plan-design/>

# MISSING LINK PROJECT CONNECTING MUMBAI WITH PUNE

EXPECTED COMPLETION – 2025

Reduce the traveling time to Pune by  
30 mins by passing the Lonavala Ghat.



REPRESENTATIONAL IMAGE

Source: <https://themetrorailguy.com/msrdc-mumbai-pune-expressway-missing-link-route-map-status-update/>

# METRO GOLD LINE 8 CONNECTING MMR'S 2 INTERNATIONAL AIRPORTS

Convenient connectivity  
to entire MMR region via  
metro in your vicinity.



REPRESENTATIONAL IMAGE

Source: <https://themetrorailguy.com/mumbai-metro-information-map-updates/>

# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

NAINA is a highly ambitious project which envisions the planned development with a plethora of infrastructure projects like schools, colleges, shopping centres, hospitals, and playgrounds.



REPRESENTATIONAL IMAGE

Source: <https://propstory.com/naina-real-estate-destination-mumbai/>

# PANVEL KARJAT LOCAL TRAIN CORRIDOR EXPECTED COMPLETION – 2025

Suburban railway connectivity to entire MMR with stations in close proximity from your home.



REPRESENTATIONAL IMAGE

Source: <https://www.propertypistol.com/blog/news-panvel-karjat-suburban-route-is-expected-to-be-finished-by-march-2025/>

PROJECTS AT

# HIRANANDANI FORTUNE CITY — PANVEL —



ACTUAL IMAGE

# 1<sup>ST</sup> INTEGRATED TOWNSHIP OF **MUMBAI**NXT



# THE 1<sup>ST</sup> IN MUMBAI **NXT** TO HAVE

- Fully Functional School (Hiranandani Trust School)
- Retail
- Health Centre
- Commercial Development



# THE 1<sup>ST</sup> IN MUMBAI **NXT** TO DELIVER 19 TOWERS WITH 2000+ APARTMENTS

Garden Enclave with 11 towers and Forest enclave with 8 towers has been delivered. Each of these sectors have 1000+ apartments each.



# THE 1<sup>ST</sup> IN MUMBAI **NXT** TO HAVE 100+ACRES OF OPEN GREEN SPACES

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The only township of the region to have such a large open space and it will be adorned with 1.2 lakh trees, including 51 rare species.



# THE 1<sup>ST</sup> IN MUMBAI **NXT** TO HAVE 25 ACRES OF ADJACENT RESERVE FOREST

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A lush green reserve forest of 25 acres adjoining the project give you the perfect natural setting and unhindered forest views from your home.

# THE 1<sup>ST</sup> IN MUMBAI **NXT** TO HAVE HILL, RIVER AND MOUNTAIN VIEW

The serene views of lush green forest, Barwai river and the surrounding mountains, make it a surreal setting for your perfect home.

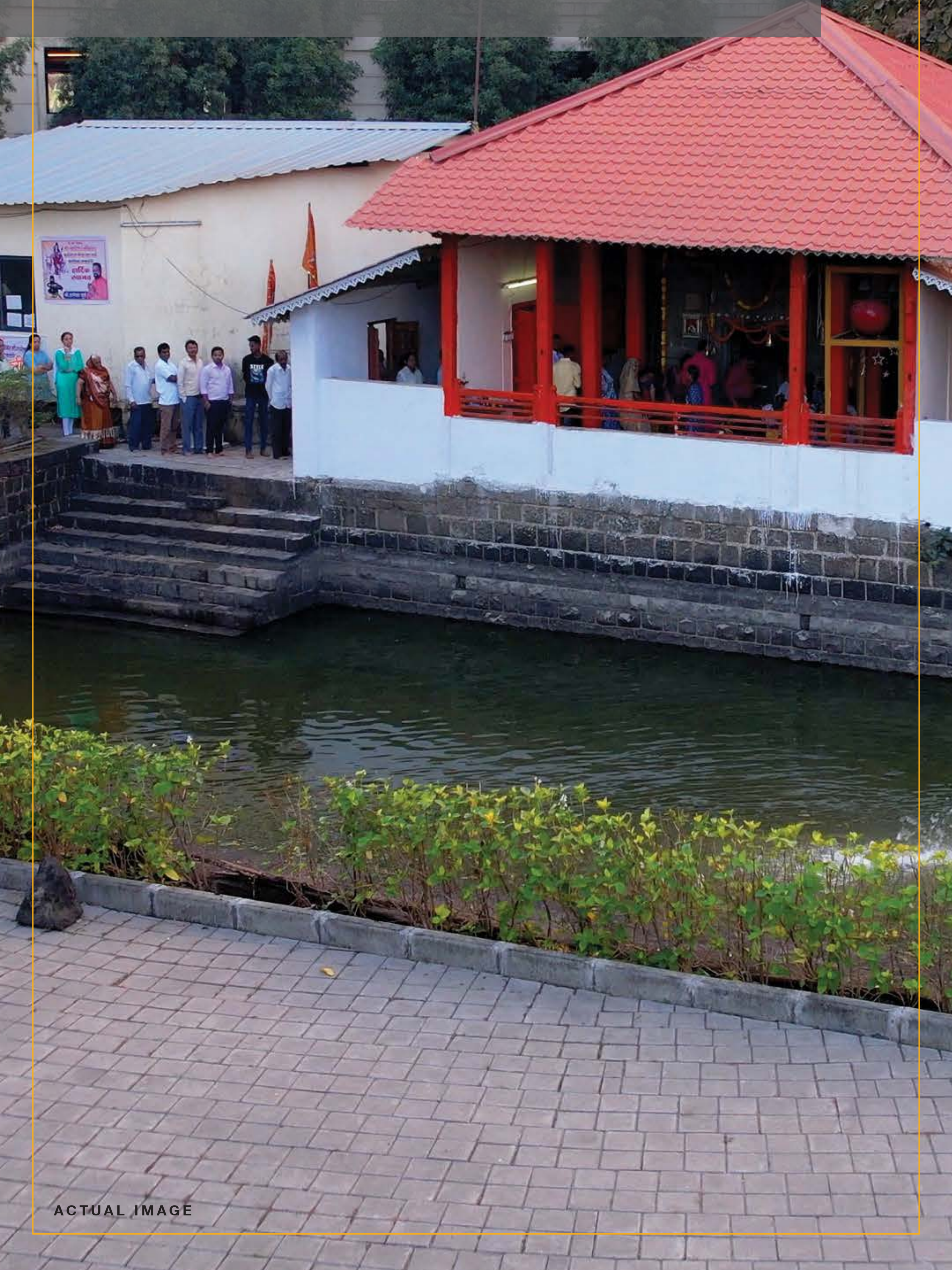
Upcoming Launch



ACTUAL IMAGE

# THE 1<sup>ST</sup> IN MUMBAI **NXT** TO PRESERVE THE HERITAGE

We are proud to preserve an ancient 200+ year old Shiva temple within the project. It is a destination of peace, culture and spirituality.



# UNLOCKING THE POTENTIAL

ACTUAL IMAGE

# DEVELOPMENT PLAN



**FOREST ENCLAVE**

**UPCOMING LAUNCH**

**GARDEN ENCLAVE**

OLD MUMBAI-PUNE HIGHWAY (NH-4)

MUMBAI-PUNE EXPRESSWAY



# MASTER LAYOUT PLAN

## PHASE 1

- 01 MAIN ENTRY / EXIT
- 02 CAR PARKING
- 03 TOWER ENTRY PLAZA
- 04 RAMP ACCESS FROM GROUND LEVEL TO PODIUM 2 LEVEL

## ORCHID

- 05 HUDDLE COURT
- 06 ACTIVITY LAWN
- 07 AROMA GARDEN
- 08 BUSINESS CENTRE ROOM
- 09 SPICE AND HERB GARDEN

## IRIS

- 10 MULTI - PURPOSE HALL
- 11 SPILL - OUT FUNCTION PAVILION
- 12 SHADED SIT - OUT
- 13 CRICKET PITCH

## ACACIA

- 14 INDOOR GYMNASIUM
- 15 SEATING ALCOVE
- 16 MEDITATIVE GARDEN LOUNGE
- 17 MOONLIGHT SEATING GARDEN
- 18 ENTRY VISUAL ELEMENT
- 19 GLOW GARDEN WITH SCULPTURAL PAVILION

## CENTRAL LANDSCAPE

- 20 ACCESS STAIRCASE TO OTHER LEVELS
- 21 JOGGING LOOP
- 22 OUTDOOR FITNESS STATION
- 23 YOGA PODS
- 24 MULTI - PURPOSE COURT
- 25 AMPHITHEATER
- 26 SENIOR'S COURT WITH REFLEXOLOGY WALK
- 27 TOT'S LOT
- 28 ACCESS TO STARGAZING DECK
- 29 ENCHANTED WOODLANDS
- 30 WATER CHANNEL WITH BUBBLERS
- 31 STARGAZING DECK
- 32 DRY GARDEN
- 33 SKATING RINK
- 34 3RD GENERATION PLAY AREA

- 35 EVENT'S LAWN
- 36 OUTDOOR CINEMA
- 37 MAZE GARDEN
- 38 READING COURT
- 39 BARBEQUE GARDEN
- 40 BERMED LAWN
- 41 SHADED SEATING PLAZA
- 42 MINI FOREST WITH TREE HOUSE
- 43 CAMPING AREA
- 44 BONFIRE PIT
- 45 PET'S SAND PIT
- 46 RESTING GAZEBO
- 47 SCULPTURAL BIRD BATH
- 48 OPEN GREENS

## FUTURE DEVELOPMENT

- 49 ROCK CLIMBING WALL
- 50 ALL IN ONE STUDIO
- 51 BODY & SOUL
- 52 RESTING PAVILLION
- 53 INDOOR GAMES ROOM
- 54 BOARD GAME DECK
- 55 ACTIVITY COURT
- 56 FLOWER GARDEN
- 57 SCULPTURAL COURT PLAZA
- 58 GARDEN LOUNGE
- 59 HEALTH & WELLNESS
- 60 KIDS ADVENTURE PLAYGROUND
- 61 TEA PAVILLION
- 62 OUTDOOR WORKSTATIONS
- 63 HAMMOCK'S PAVILLION
- 64 GAZEBO
- 65 OUTDOOR HOBBY STATION
- 66 PAVILLION WITH SWING SEAT
- 67 LIGHT SCULPTURE
- 68 RESTING ALCOVE
- 69 NATURE TRAIL
- 70 PET'S PARK
- 71 ADVENTURE PLAYGROUND
- 72 SIESTA LAWN



This is a render image as visualised by the artist for reference purpose only. Trees & Green area shown is for representation purposes only. Plan not up to scale

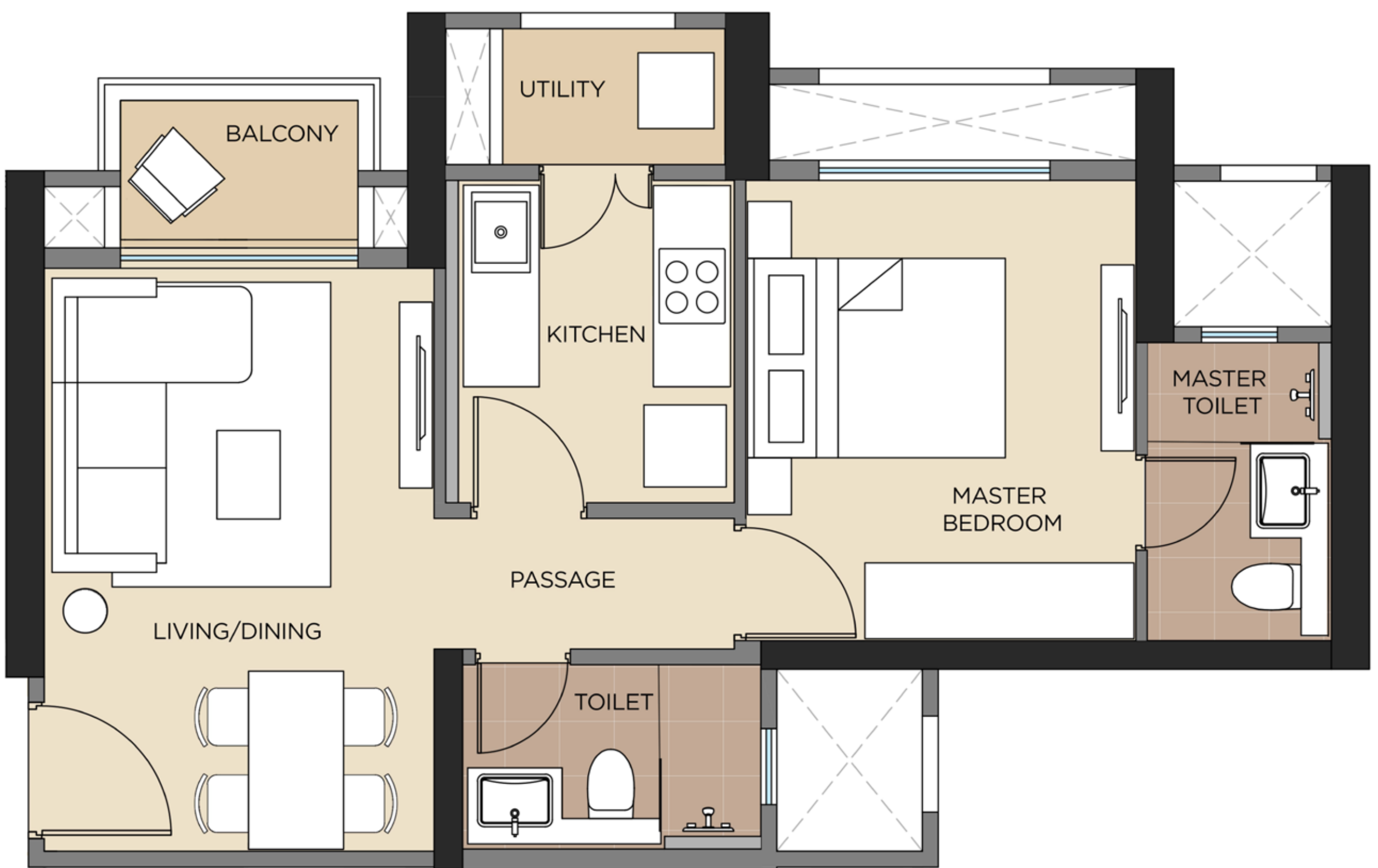
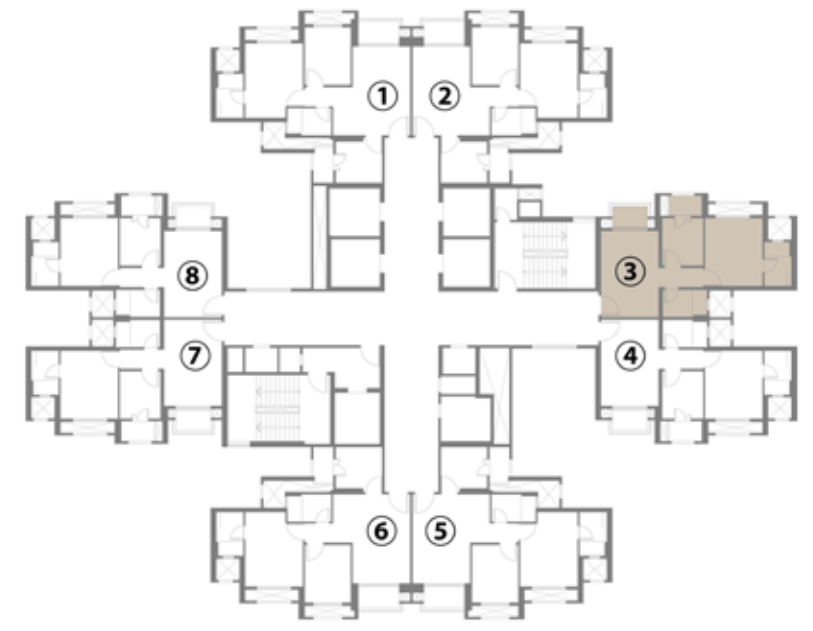
# OFFERINGS AND CONFIGURATIONS

Configuration	Carpet Area
1 BHK Classic	451.431 sq. ft. (RERA) + 41.215 sq. ft. (Other areas)
2 BHK Executive	566.208 sq. ft. (RERA) + 46.274 sq. ft. (Other areas)
2 BHK Luxe	699.111 sq. ft. (RERA) + 77.253 sq. ft. (Other areas)
2 BHK Grande	708.142 sq. ft. (RERA) + 72.679 sq. ft. (Other areas)
3 BHK Signature	1064.075 sq. ft. (RERA) + 85.821 sq. ft. (Other areas)

ACTUAL IMAGE

# ACACIA

## 1 BHK CLASSIC | UNIT PLAN



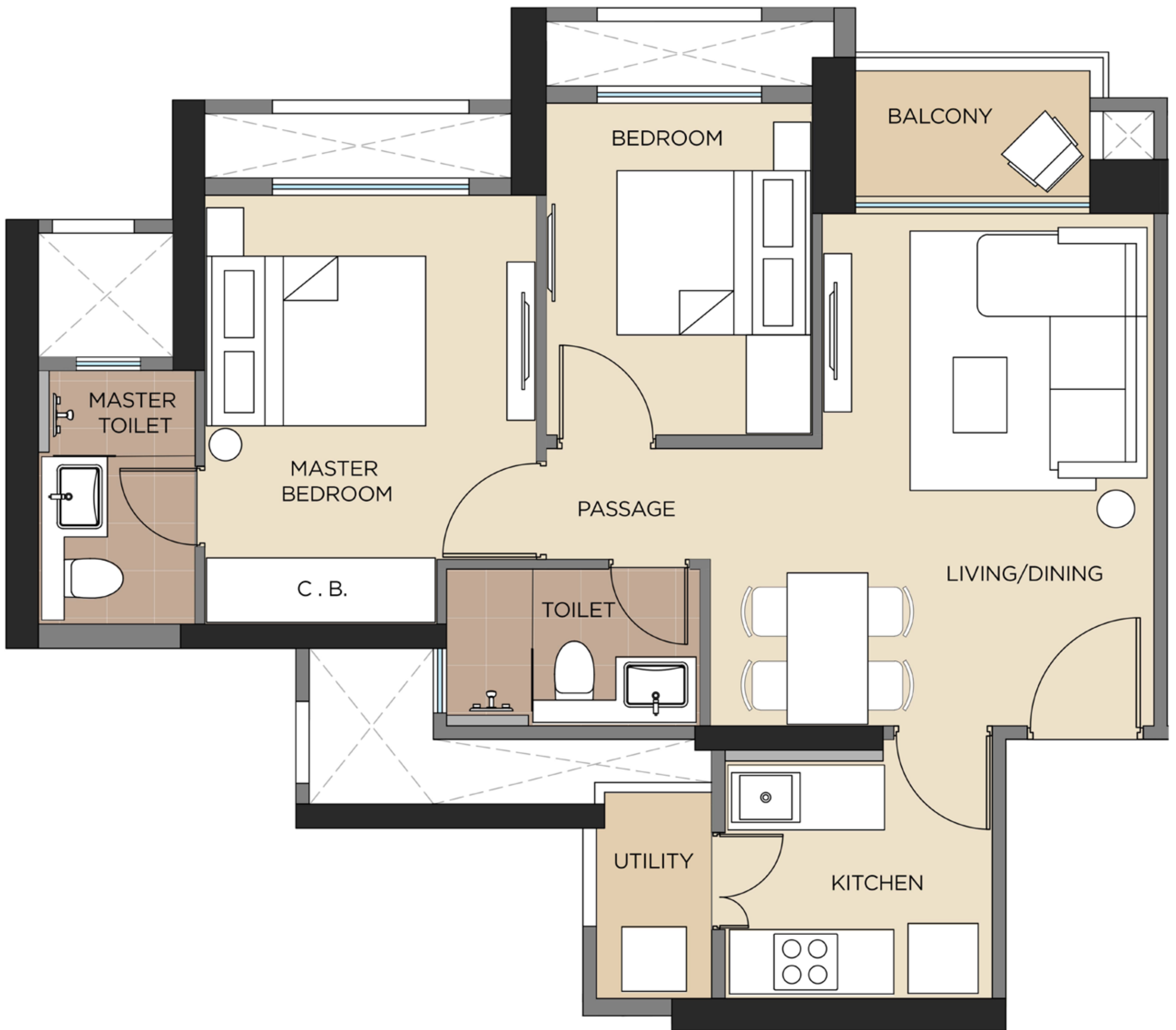
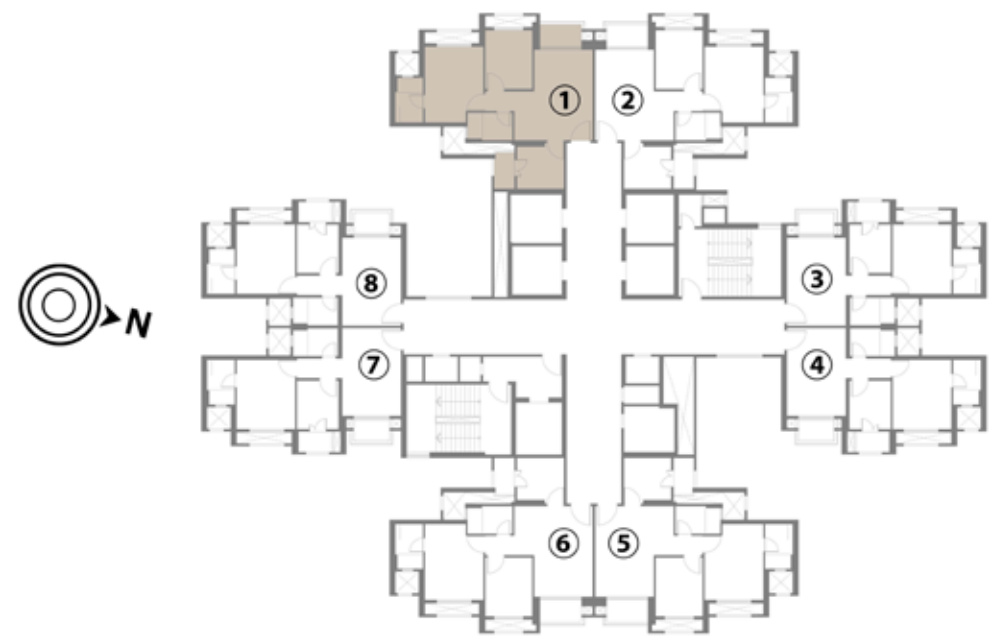
<b>Apartment Total Internal Area</b>	<b>451.431 sq. ft. (RERA) + 41.215 sq.ft. Other areas</b>
LIVING / DINING	10' 0" x 15' 0"
TOILET	7' 6" X 4' 6"
KITCHEN	7' 1" X 8' 2"
UTILITY	5' 7" X3' 4"
BALCONY	6' 0" X 3' 9"
M.BEDROOM	10' 0" X 11' 0"
M.TOILET	4' 6" x 7' 6"
PASSAGE	7' 9" X 3' 3"

Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/column/ finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).  
Conversion 1 Sq.Mtr = 10.764 Sq.Ft. Other areas comprise of balcony & utility.



# ACACIA

## 2 BHK EXECUTIVE | UNIT PLAN

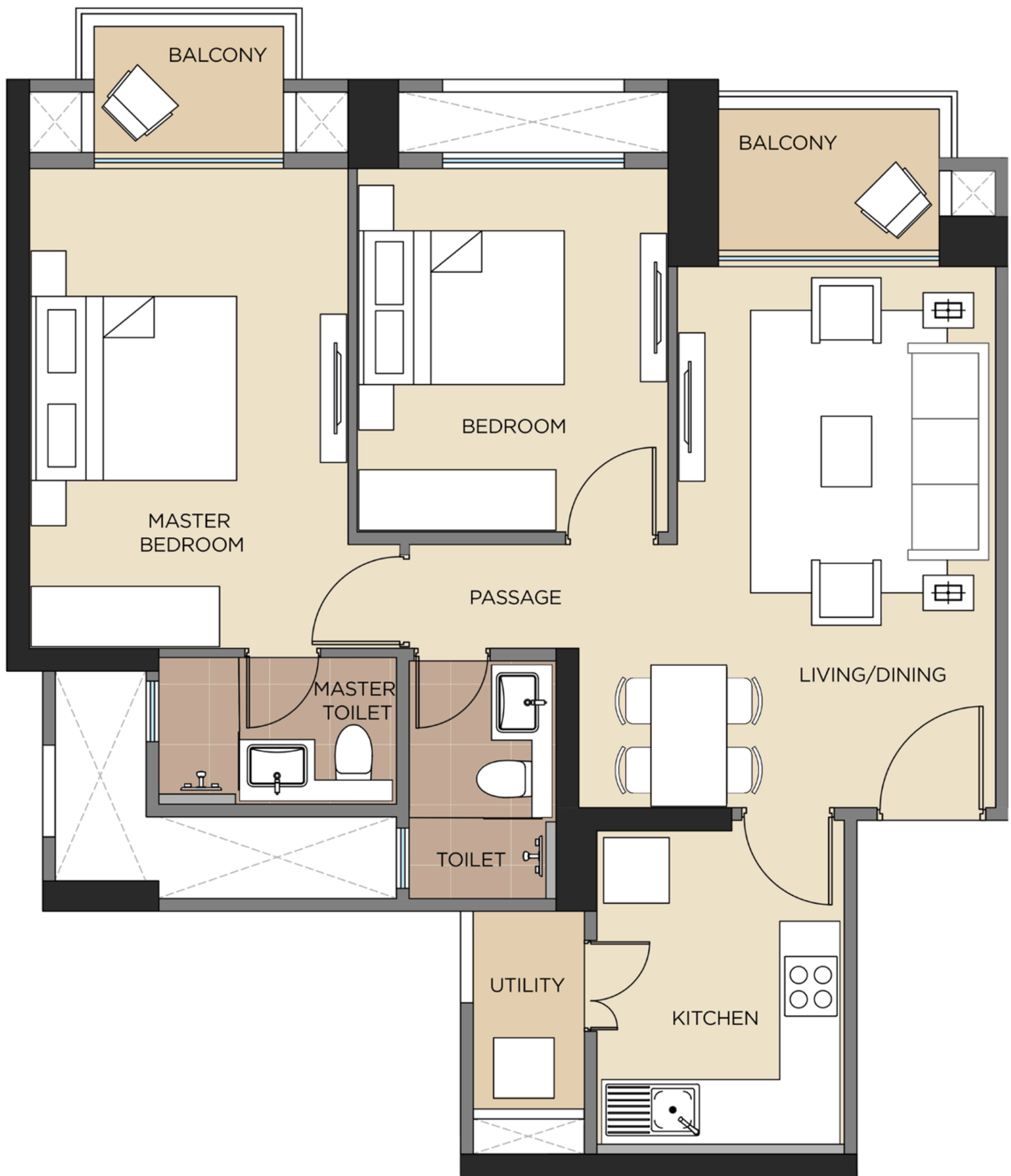
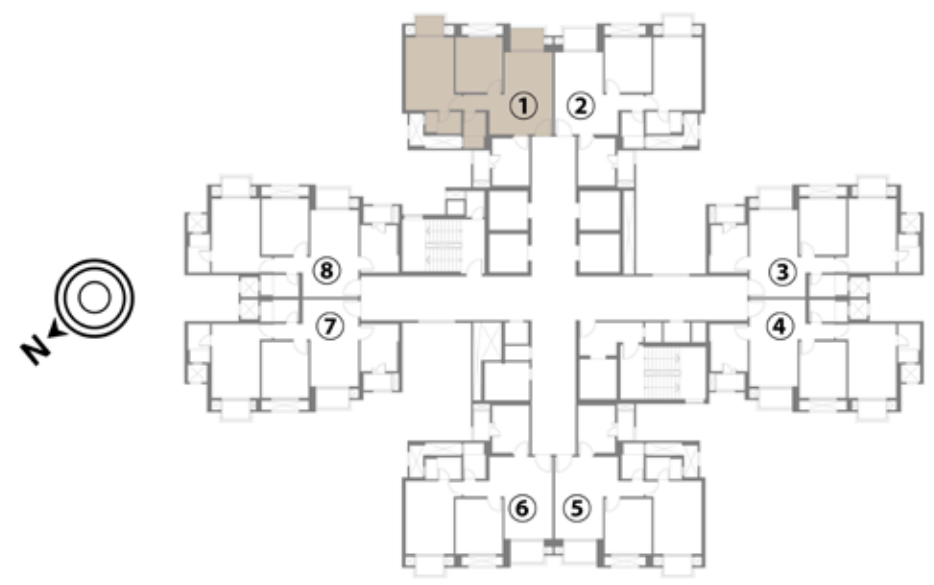


Apartment Total Internal Area	566.208 sq. ft. (RERA) +46.274 sq.ft. Other areas
LIVING / DINING	10' 0" x 15' 6" 3' 5" X 8' 4"
KITCHEN	8' 0" X 7' 0"
PASSAGE	5' 0"X3' 3"
TOILET	7' 6" X 4'6"
BEDROOM	8' 0" X 10' 0"
M.BEDROOM	10' 0" X 11' 0"
C. B.	7' 0" X 2' 0"
M.TOILET	4' 6" X 7' 6"
UTILITY	3' 4"X6' 1"
BALCONY	7' 0" X 3' 9"

Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/column/ finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).  
Conversion 1 Sq.Mtr = 10.764 Sq.Ft. Other areas comprise of balcony & utility.

# ORCHID

## 2 BHK LUXE | UNIT PLAN

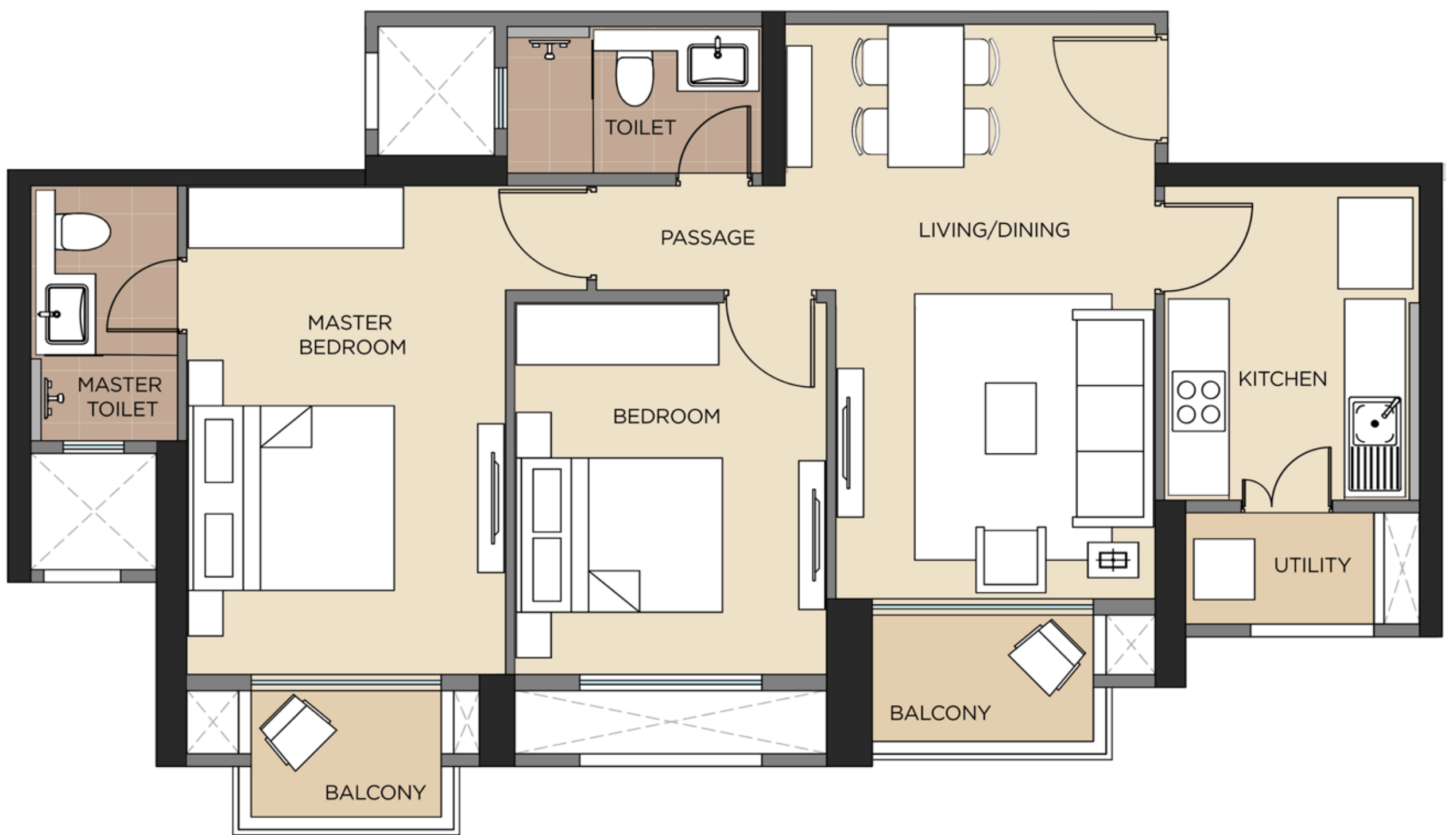
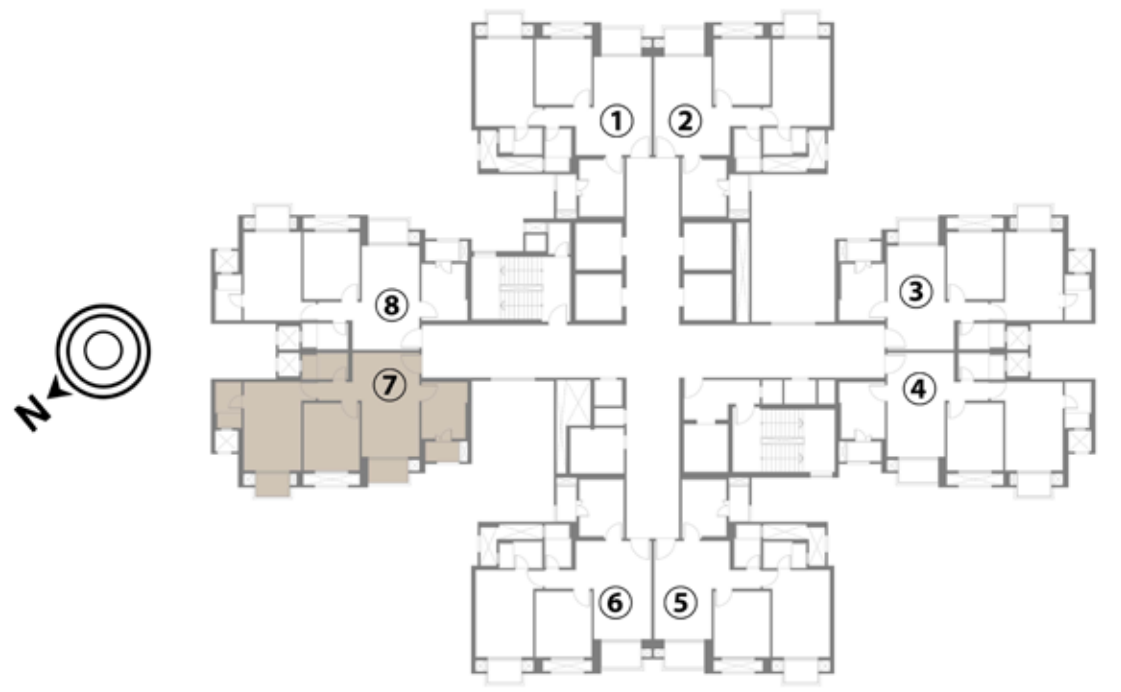


Apartment Total Internal Area	699.111 sq. ft. (RERA) +77.253 sq.ft. Other areas
LIVING / DINING	10' 3" X 17' 6" 3' 2" X 8' 6"
TOILET	4' 6" X 7' 6"
KITCHEN	7' 11" X 10' 0"
PASSAGE	5' 6" X 3' 3"
UTILITY	3' 5" X 6' 3"
BALCONY	7' 0" X 4' 6"
BEDROOM	10' 0" X 11' 9"
M. BEDROOM	10' 3" X 15' 6"
M. TOILET	7' 6" X 4' 6"
M. BALCONY	6' 0" X 4' 0"

Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/column/ finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).  
Conversion 1 Sq.Mtr = 10.764 Sq.Ft. Other areas comprise of balcony & utility.

# ORCHID

## 2 BHK GRANDE | UNIT PLAN

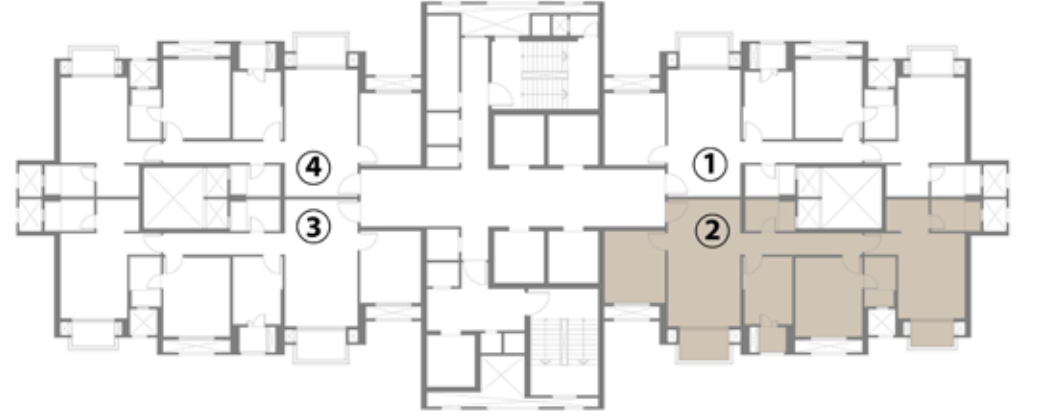


Apartment Total Internal Area	708.142 sq. ft. (RERA) +72.679 sq.ft. Other areas
LIVING / DINING	10' 3" X 18' 7" 1' 8" X 8' 6"
TOILET	8' 0" X 4' 6"
KITCHEN	8' 2" X 10' 1"
PASSAGE	6' 1" X 3' 3"
UTILITY	5' 11" X 3' 5"
BALCONY	7' 0" X 4' 0"
BEDROOM	10' 0" X 12' 0"
M.BEDROOM	10'3" X 15' 9"
M.TOILET	4' 6" X 8' 0"
M.BALCONY	6' 0" X 4' 0"

Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/column/ finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).  
Conversion 1 Sq.Mtr = 10.764 Sq.Ft. Other areas comprise of balcony & utility.

# IRIS

## 3 BHK SIGNATURE I UNIT PLAN



Apartment Total Internal Area	1064.075 sq. ft. (RERA) +85.821 sq.ft. Other areas
LIVING / DINING	12' 0" X 20' 11"
TOILET	8' 0" X 5' 0"
PASSAGE	20' 1" X 3' 6"
KITCHEN	8' 2" X 1' 0"
UTILITY	4' 5" X 4' 0"
BALCONY	8' 0" X 5' 0"
BEDROOM-1	17' 0" X 13' 0"
TOILET	5' 0" X 8' 0"
BEDROOM-2	10' 0" X 11' 10"
M.BEDROOM	11' 0" X 14' 0"
W.I.W	7' 0" X 5' 2"
M.TOILET	8' 0" X 5' 0"
M.BALCONY	7' 0" X 4' 0"

Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/column/ finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion 1 Sq.Mtr = 10.764 Sq.Ft. Other areas comprise of balcony & utility.

**A LAND OF PLENTY,  
THAT'S AHEAD OF ITS TIME.  
GRAB THE BIGGEST  
OPPORTUNITY.**



**1,2 & 3 BHK HOMES**

**EOI STARTING AT  
₹ 1 LAKH\* ONLY**

# PROPOSED CLUBHOUSE AMENITIES OF TOWNSHIP

Indoor Play Kingdom for kids

Themed Spa & Sauna

Restaurant

Gymnasium

Badminton Court

Squash Court

Half Olympic sized Swimming pool

Indoor Games (snooker, billiards, entertainment zone etc.)

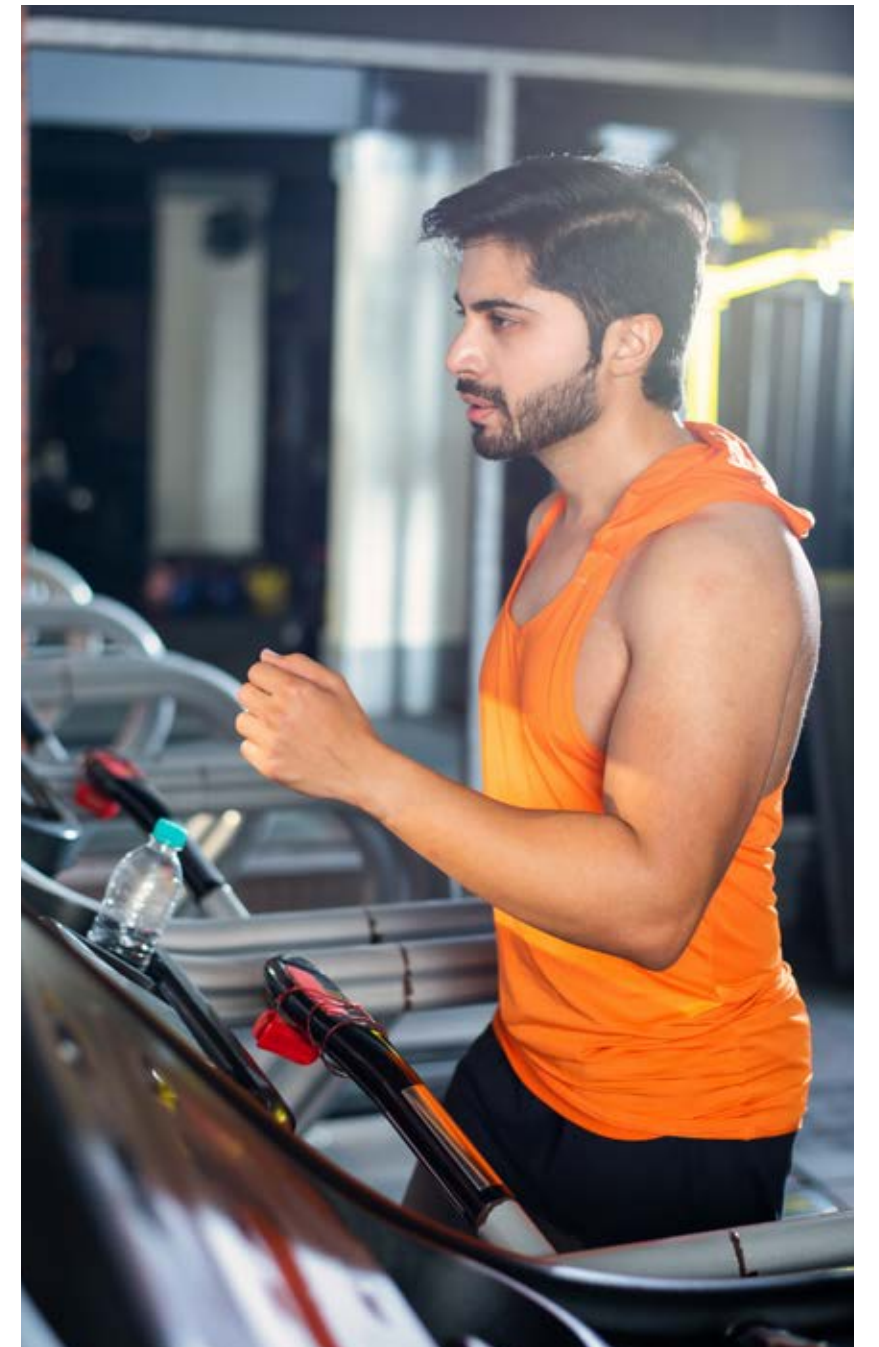
Banquet / Party Hall (Indoor & Outdoor)

Café lounge

Yoga Centre

Meditation den

REPRESENTATIONAL IMAGES



# WHY CHOOSE HIRANANDANI?

- 30+ years of experience in creating award winning townships
- Hiranandani Fortune City is the first integrated township of Panvel
- First township in the region to deliver 19 towers & 2000+ apartments
- Hiranandani has unmatched construction quality
  - a) Our structures are earthquake resistant with 100+ years of lifespan. A claim that is unique to Hiranandani.
  - b) State-of-the-art buildings with neo-classical architecture
  - c) Our structures have leakage-proof guarantee
  - d) Our buildings have mandatory rain water harvesting
  - e) Hiranandani has been a pioneer in incorporating sewage treatment plants(STP)
- Hiranandani Fortune City, Panvel has unmatched social and civic infrastructure
  - a) Fully functional school, retail, commercial and health center
  - b) Best-in-class infrastructure in vicinity with 30m wide tree-lined avenues within township
  - c) In future, it will have educational institutions, hospital, townhall, commercial and much more for nurturing global communities.





[www.hiranandanicomunities.com](http://www.hiranandanicomunities.com)

Site Address: Bhokharpada, Taluka - Panvel, District - Raigad, NH-4, Maharashtra - 410206  
Corporate Address: 1st Floor, Olympia, Central Avenue, Hiranandani Business Park, Hiranandani Gardens, Powai, Mumbai - 400076

The project has been registered via MahaRERA registration number: Orchid: P52000050193, Acacia: P52000050196, Iris: P52000050194 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. \*T&C Apply.