

Experience the Extra Ordinary



EDEN GARDEN

Dronagiri



DRONAGIRI

Dronagiri, the self contained township set in the background of Jawaharlal Nehru Port (JNPT) is one among the 14 fast developing nodal townships of Navi Mumbai. Navi Mumbai is well connected with Rail, National and State Highways now, and will fare with all modes of transports in the near future. Proposed Navi Mumbai Airport, Metro, Mono Rail and Water Transport will highlight Navi Mumbai to greater heights. A trans-harbour link connecting South Mumbai to Dronagiri, Mumbai Trans Harbour Link (MTHL) connecting Sewri to Nhava Sheva and a hovercraft link with Greater Mumbai are in pipeline. Dronagiri-Gateway of India ferry service is functional now. Work of a new rail passage connecting Dronagiri to the Harbour line at Belapur-Mankhurd section is progressing at a faster pace. Some of the most well known and developed areas in Navi Mumbai, which commands a remarkable increase in property rates are Vashi, Sanpada, Nerul, Seawoods, Belapur Kharghar and Panvel.

Being one of the largest ports in the world, which is intended to minimize pressure on Mumbai Port, Nhava Sheva port became operational in 1989. The state-of-art JNPT port, which is India's technologically most advanced major sea port, is on the verge of a major revamp. For better cargo handling, the port is set to extend container berth by 330 m and to develop a finger jetty of 50 m length. To accommodate larger containers, the port has plans to deepen and widen existing main channels. An overall revamp of JNPT port will attract more cargo handling which will lead to more employment opportunities. An Eco Park of 150 hectors will also be developed in near future.

The development of Reliance SEZ in Ulwe and Dronagiri will boost the entire area to its peak, both in infrastructure and connectivity. And when the rail connectivity becomes operational (in less than 2 years time, the Railways is intending to dedicate the infrastructure to the people by 2015), this will make the realty prices skyrocket in and around Ulwe and Dronagiri. Some of the areas where development has started in full swing are Taloja, Roadpali, Karanjade, Ulwe and Dronagiri.

"Nhava Sheva-Uran-Dronagiri" triangle which will benefit maximum from the proposed revamp of Nhava Sheva Port, development of vast industrial areas spread all over Uran and construction of a bridge of 22 kms length (or 15 minutes drive) which will link Sewri (where the realty rates are over Rs. 30,000 per sq. ft.) to Dronagiri (where the rates are less than Rs. 5,000 per sq. ft.). The IT Hardware Park at Dronagiri is next to JNPT port, the Mumbai-Navi-Mumbai-Pune 'Knowledge Corridor' is just 25 kms away from the township and the upcoming International Airport is just 8 kms away. The Government of India envisages development of Special Economic Zones (SEZs) on the lines of the highly successful Chinese Shenzen model which is expected to create employment for more than 70,000 people. Therefore it makes a wise investment in this fast developing locality for both the home-makers as well as investors.



EDEN GARDEN

Plot No. 36, Sector-54, Dronagiri





List of Amenities

LIVING / DINING

- Floor : Vitrified Tiles.
Walls : Acrylic Emulsion / OilBound Distemper.
Ceiling : OilBound Distemper.

BED ROOMS:

- Floor : Vitrified Tiles.
Walls : Acrylic Emulsion / OilBound Distemper.
Ceiling : OilBound Distemper.

KITCHEN:

- Floor : Vitrified Tiles.
Platform : Granite Kitchen Platform with S. S. Sink & Colour Glazed Tiles above platform up to Door Frame Height.

TOILETS:

- Floor : Anti skid ceramic Tiles.
Walls : Ceramic Tiles upto Door Frame Height and OilBound Distemper above.
Fixtures / Fittings : Concealed plumbing Conventional CP fittings.

DOORS:

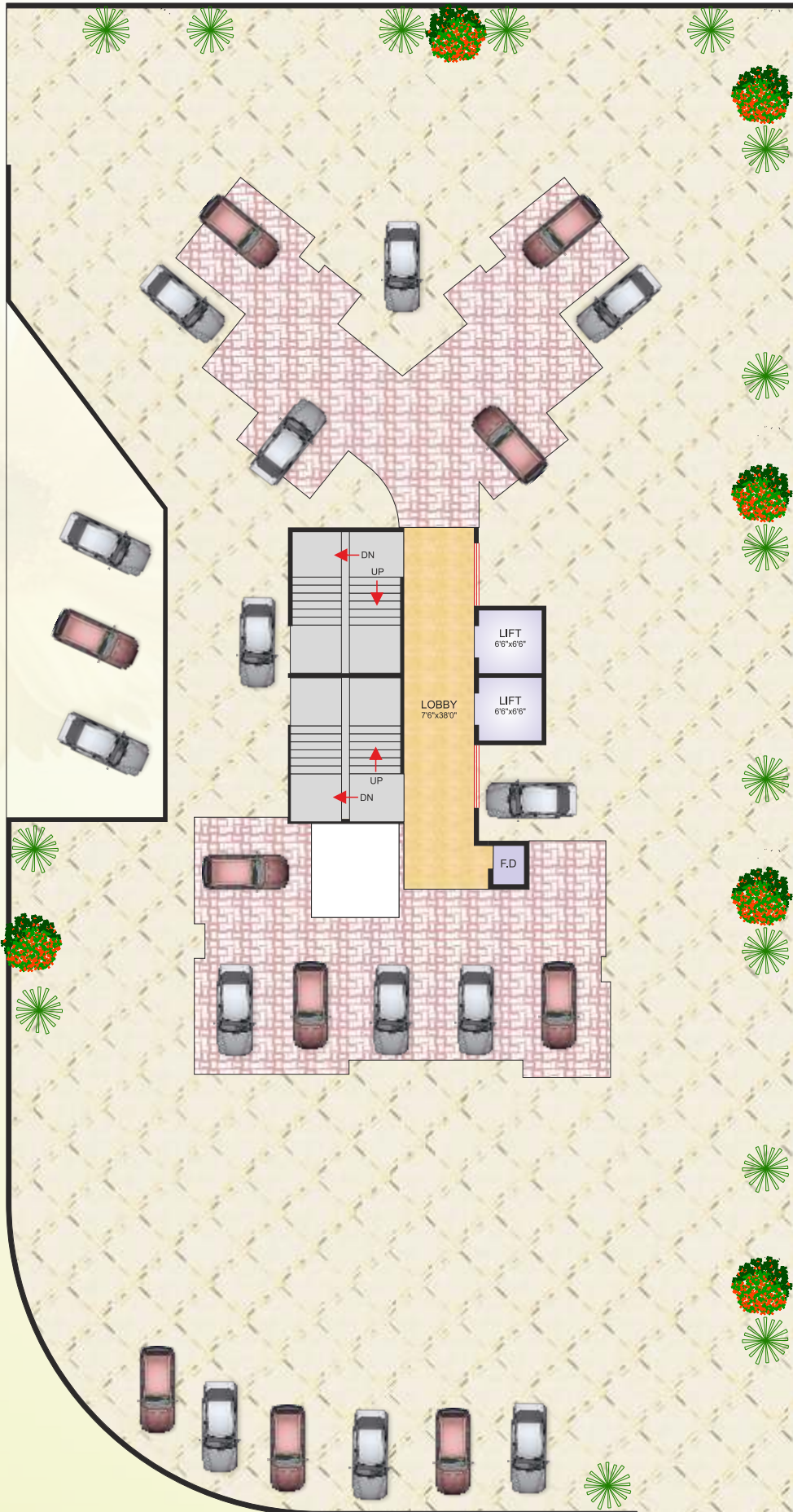
- Toilets : Marble Frames with Water Proof Doors .
Main Door : Laminated Decorative Sheet.

WINDOWS

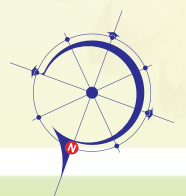
- : Medium Section Aluminium Anodaised Sliding Windows with Marble Sills.

ELECTRICAL

- : Concealed Copper Wiring with adequate Electric Points Extensive Electric Layout Possible, Telephone Points, T V Points & AC Points in Bed Room.

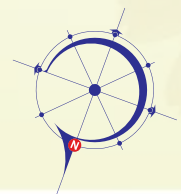


GROUND FLOOR PLAN



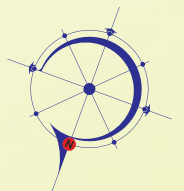


TYPICAL FLOOR PLAN
 (1, 3, 5, 7, 9, 11, 13 & 15)



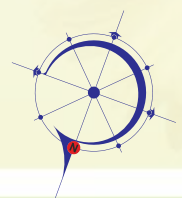


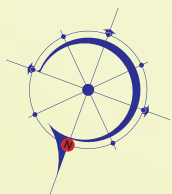
TYPICAL FLOOR PLAN
(2, 4, 6, 8 & 10)





12TH FLOOR PLAN

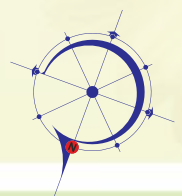




14TH FLOOR PLAN



16TH FLOOR PLAN



Other Current Project

Eden Park

Plot No. 176, Sector 19,
Ulwe, Navi Mumbai.



Plot No. 13 & 16, Sector-34B, Owe, Kharghar.

Recently Completed Projects



Plot No. 4/5, Sector-20C, Airoli, Navi Mumbai.



Plot No. 20A, Sector-34C, Owe, Kharghar, Navi Mumbai.

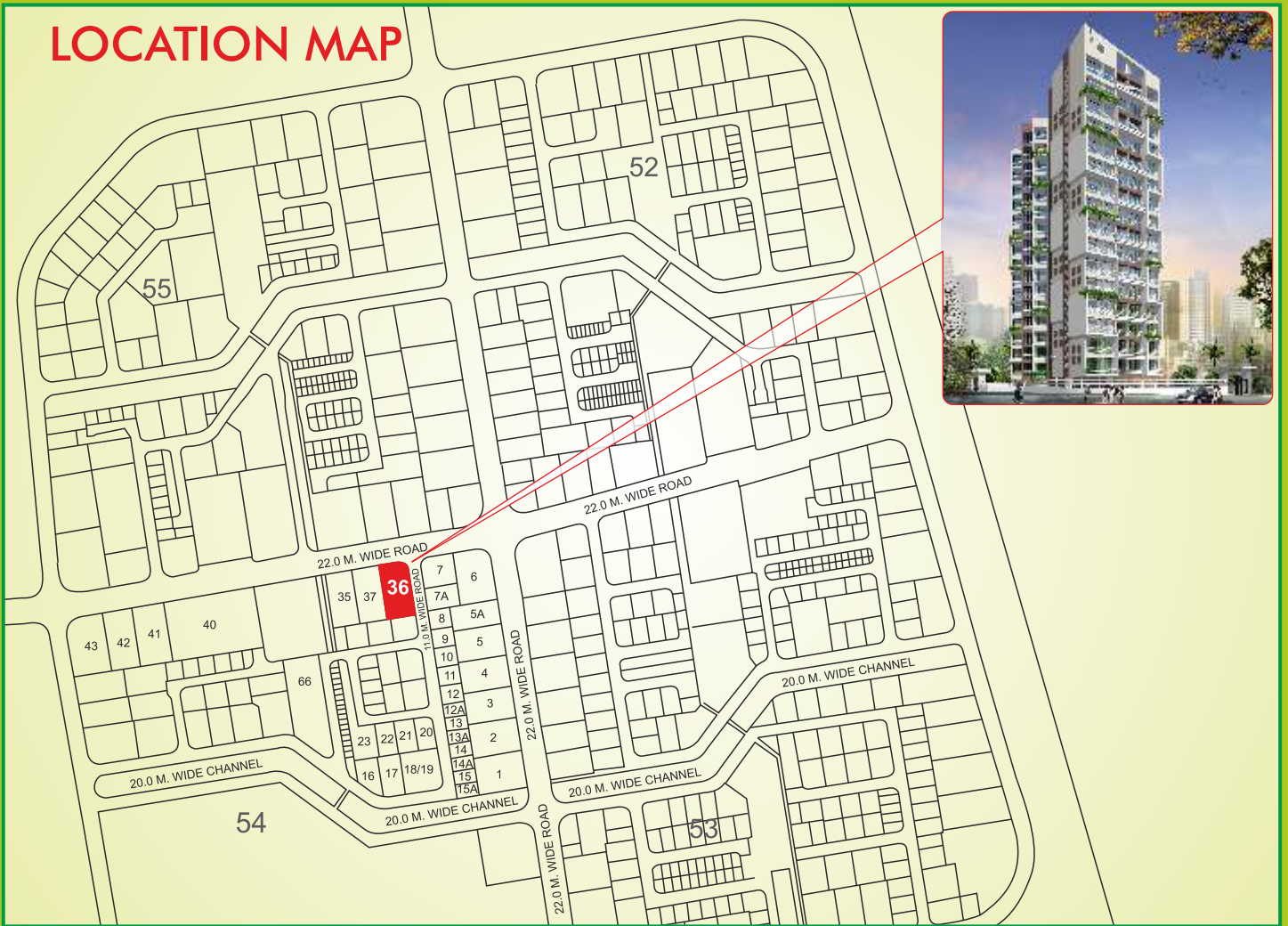


Plot No. 70, Sector-20, Kharghar, Navi Mumbai.



Plot No. 138/139, Sector-50, Nerul, Navi Mumbai

LOCATION MAP



CONNECTIVITY TO PROMINENT HUBS

- ☉ Proposed Dronagiri Railway Station 10 min. walkable distance.
- ☉ Palm Beach Road 30 minutes drive.
- ☉ Panvel City: 20 minutes drive.
- ☉ Proposed Nhava Sheva Sewri Sea-Link: 3-5 minutes drive.
- ☉ JNPT Port: 10 minutes drive.
- ☉ Proposed International Airport: 15 minutes drive.
- ☉ Proposed Reliance SEZ: 5 minutes drive.



ARCHITECT:
TRIARCH DESIGN STUDIO

Developers



NATIONAL ENTERPRISES

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