

Underline PIC

Property Investment Concepts

Underlining Emerging Locations Ready for Investment

Raigad Pen Growth Centre

Proposed Land Use



A. Villages and Land Distribution

Table 2-2: Land Profile of Proposed Orange Smart City Project

Site	Name of Village	Area in Acres
T1	Boregaon, Shene, Ambeghar and Virani	723.33
T2	Belawade Budruk	102.40
T3	Balawali, Govirle, Kopar, Ambiwali and Hamrapur	83.59
T4	Mungoshi, Walak, , Belawade Khurd, Padale and Belawade Budruk	133.19
Total		1042.51

B. Demand Assessment by JLL

Table 2-3: Summary of the industrial demand assessment

Industry Type	Area demand in the region (Acres)
Logistic	114.93
Engineering	118.42
Agro	74.88
Electronics & Semi-conductor	19.71
Life Sciences	21.29
Information Technology	22.06
Gems & Jewellery	5.22
Research & Development	3.49
TOTAL	380.00

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C. Product Mix Assessment

Table 2-4: Land-use mix assessment

Land-use	Total (Acres)	Percentage (%)
Industrial	380.00	36.45
Commercial Area	87.83	8.42
Residential Area	136.00	13.05
Major Roads	126.14	12.10
Undevelopable/Green/Open	254.95	24.46
Amenities/Utilities	57.59	5.52
Total	1042.51	100

D. Land Use

Land use	Land Use in Acres					
	T1	T2	T3	T4	Total	%
Industrial	282.00	58.00	40.00	0.00	380.00	36.45
Commercial	38.33	7.87	2.40	39.23	87.83	8.42
Residential	58.00	8.00	8.00	62.00	136.00	13.05
Major Roads	87.00	12.29	10.87	15.98	126.14	12.10
Undevelopable / Green / Open Space	220.00	10.24	16.72	7.99	254.95	24.46
Amenities / Utilities / Facilities	38.00	6.00	5.60	7.99	57.59	5.52
Total	723.33	102.40	83.59	133.19	1042.51	100

Invest in Raigad Pen Growth Centre

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