



**pepper** advisory (india) ltd.  
*Realty & Lifestyle Consulting Company*

*Kasara Project*

*Village Mokhavane  
Taluka Sahapur  
District Thane*



- 1 <sup>3</sup>/<sub>4</sub> Hours drive from Sion Circle, 1 <sup>1</sup>/<sub>2</sub> hours from Thane, 1 <sup>1</sup>/<sub>4</sub> hour from Nasik
- 100 Kms from Sion, 83 Kms from Thane
- 60 Kms from Nasik
- 1 Km off Mumbai-Nasik Four lane Highway (NH 3)
- 3 Kms before Kasara Railway Station towards Mumbai side
- Site Visible from NH 3

**Location**





## Access & Transport

- Site touching existing, metalled, all weathered Village Road
- Site is approachable through a manned level crossing of Railways
- Kasara Station is a mail train Halt. All trains going via Nasik halt at Kasara
- Kasara Station is a Suburban(Local) Railway Station Central Railway

**Features**



# Village Settlement

- Mokhavane Village (Gaothan) is 200 meters after access point of land from village Road
- Village settlement is touching Site along southern part of eastern boundary of site

**Features**





# Atmosphere

**Features**

- Elevation
  - Table Top Site at 370 meters above mean sea level (MSL), Table top is 70 mtrs above existing Village Road Level— Kasara station is 309 mtrs above MSL
- Ambient temperature
  - Few degrees lower than Mumbai temperature
- Humidity
  - Lower than Mumbai
- Breeze & Sunlight
  - Table top is having very good breeze and sunlight.  
*Site suitable for hybrid Wind & Solar energy plants*



## Scenic View

- Site has scenic mountain view on north
- Landscape view of village on lower level and Igatpuri hills and Ghat on east at higher levels
- View points overlooking nearby existing Dams
- View of Moving vehicles on Highway (NH 3) and moving trains/ Railways on south
- Landscape view on West
- Films Yalgaar and Zanjeer were shot just 500 meters from site

**Features**



## Soil & Vegetation

- Table top is more than 175 acres, it has thick soil cover suitable for plantation/ Cultivation.
- Slopes in land are Gentle and effectively usable for construction and landscaping.
- Currently slopes are cover with thick vegetation, lowering the ambient temperature of the site.

**Features**

**Site is touching forest lands  
on South & North sides**



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**Project - USP**

*Table Land, Scenic view, elevation ,  
proximity to Six lane NH 3 and suburban  
and Mail Railway Station are Unique  
selling point (USP) of this Project*





# **Suitability**

- Land is outside MMRDA and not included in any proposed or published Regional/ Master Plan. Hence land is in *Free Zone*.
- FSI is 0.75 for open large lands above 1 acre.
- *Free Zone* allows all types of developments;



## Existing and Proposed

- Existing perennial run off stream from Railway dam is located hardly 75 meters from this land
- Existing piped water supply of Zilla Parishad Mokhavane village from Irrigation dam situated 700 meters from north-eastern boundary of the land
- Proposed Artificial earthen Dam on about 15 acres land to be constructed raising height in phases
- Rain water harvesting for ground water recharge, along with wells/bore wells at suitable locations are proposed

**Both existing and proposed water sources will be sufficient for townships water requirements**

**Water Source**

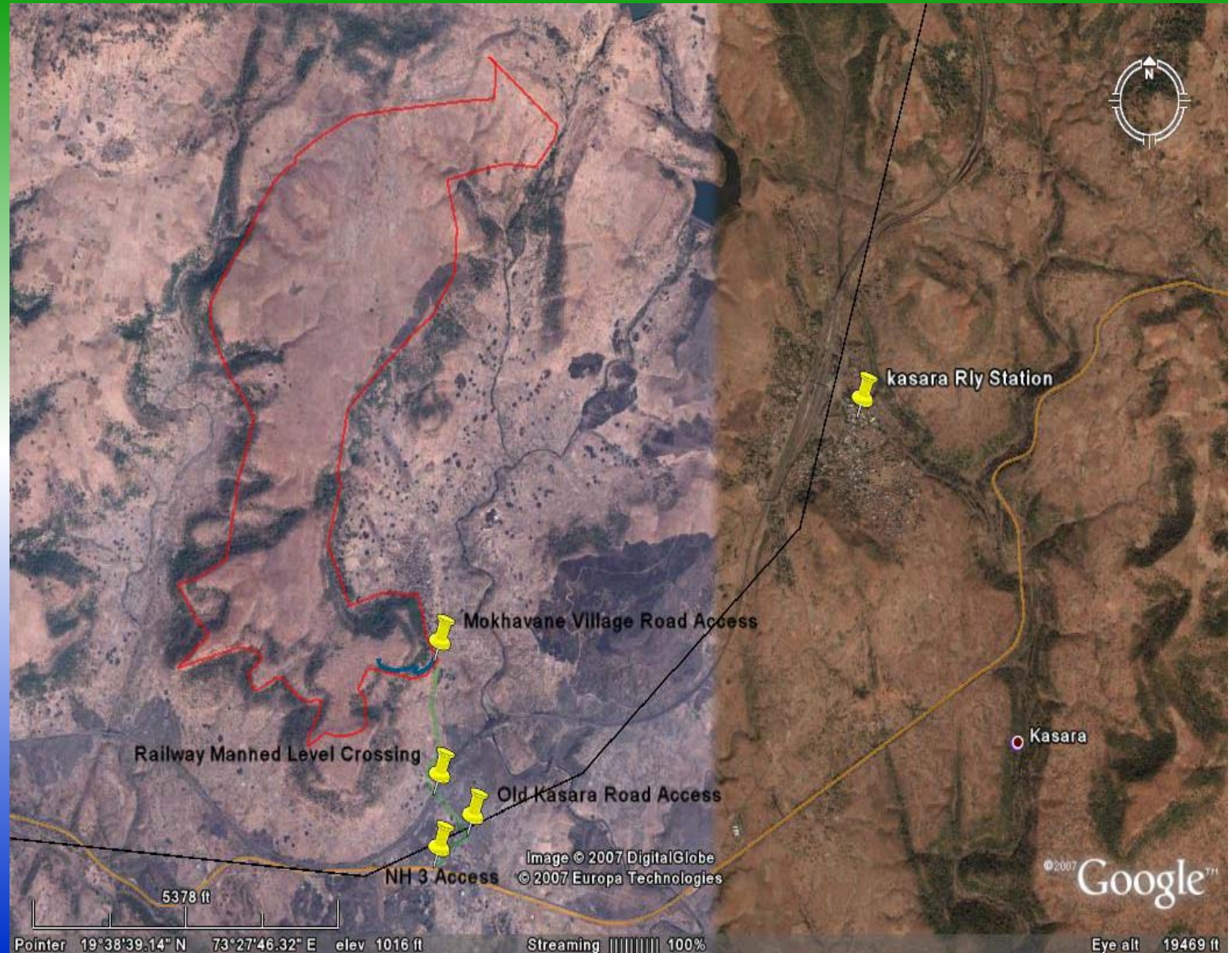


# Electricity

- Existing Low Tension Lines of MSEB pass through this property, Transformer/Sub-stations at suitable locations as per township requirement can be provided
- Hybrid Wind & Solar energy units for Street lights and common amenity centres are proposed



# Overview of Site



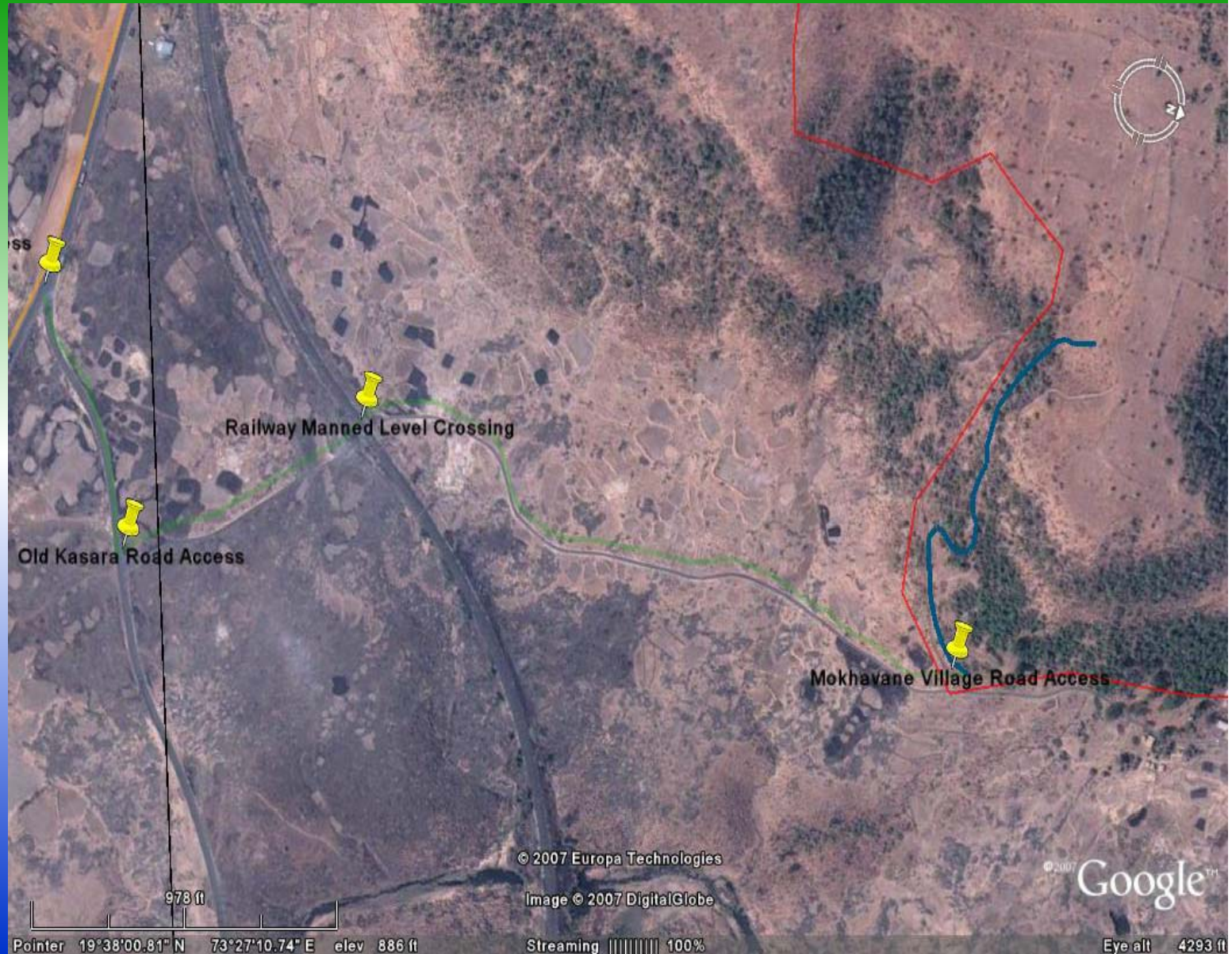


# Access From NH3





# Village Internal Road





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