



**THE DESTINATION INDUSTRIAL PARK.**





MIDC  
APPROVALS  
RECEIVED

INTRODUCING  
**RAHEJA  
DISTRICT II.**  
THE DESTINATION  
INDUSTRIAL  
PARK.

After developing 46 projects and 6.05 mn. sq.ft. in MMR, Raheja Universal, now synonymous with trust, presents Raheja District II in Juinagar, near Vashi, Off Sion-Panvel Highway, Navi Mumbai.

A state-of-the-art Destination Industrial Park. One of the first industrial parks approved by MIDC, it will have multiple buildings (to be built in phases) with well-planned industrial units, scaleable to specific requirements. Ideal for small and micro enterprises.

DISCLAIMER: The plans, specifications, images, configurations and other details herein are only indicative and the Developer/Owner reserves the right to change any or all of these at its/their sole discretion.

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**NAVI MUMBAI.**  
 A PLANNED CITY  
 FOR YOUR  
**BIG PLANS.**

Adjacent to Mumbai, the financial capital of India, Navi Mumbai is well planned and perfect for industrial undertakings. And planning, as you know, is the key to success.

Here's why Navi Mumbai is ideal for an industrial set up.

- ◆ Low capital costs
- ◆ Human resources
- ◆ Proximity to raw materials
- ◆ Dedicated infrastructure
- ◆ Utility services
- ◆ Good work environment





# JUINAGAR.

VASHI'S ANNEXE AND  
**NAVI MUMBAI'S**  
 NERVE CENTRE.

- ◆ Raheja District II, Juinagar is in the central hub of Navi Mumbai
- ◆ Close to Vashi and Turbhe
- ◆ 30 mins before Panvel and 10 mins from Chembur
- ◆ Easily accessible by road, rail, sea and air



DISCLAIMER: Google map for reference. Not to scale.





### EASTERN FREEWAY

- ◆ Anchor to South Mumbai
- ◆ Travel time from Fort to Juingar cut down to 45 mins



### SANTACRUZ -CHEMBUR LINK ROAD

- ◆ Anchor to BKC
- ◆ Travel time from BKC to Juinagar cut down to 35 mins



### EASTERN EXPRESS HIGHWAY

- ◆ Anchor to Eastern Suburbs
- ◆ Travel time from Powai to Juinagar cut down to 44 mins



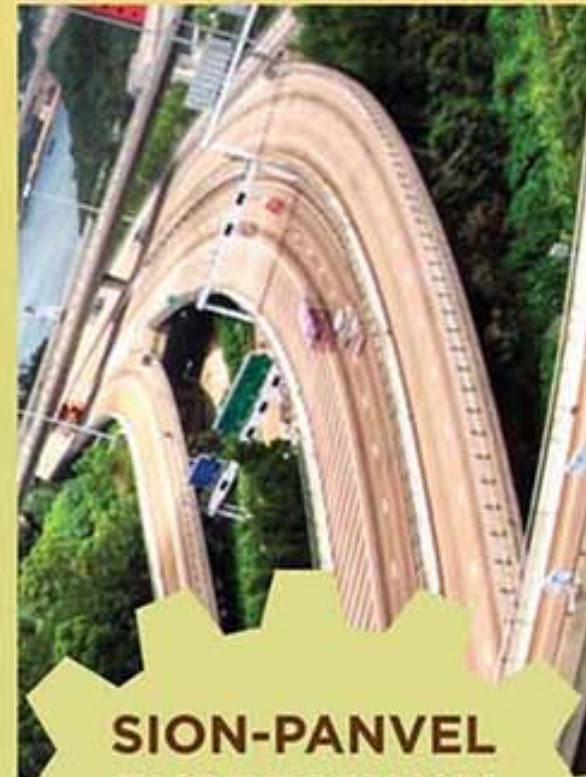
### GHATKOPAR-MANKHURD LINK-ROAD

- ◆ Connects Ghatkopar to Sion Panvel Highway



### THANE -BELAPUR ROAD

- ◆ Anchor to Kopar Khairane & Thane



### SION-PANVEL EXPRESSWAY

- ◆ All roads converge here to make it the gateway to Juinagar
- ◆ Being expanded into a 10-lane highway
- ◆ Sion decongested by SCLR and GMLR







### JUINAGAR RAILWAY STATION

- ◆ 2 kms from Raheja District II
- ◆ Caters to 3 corridors viz Harbour line, Thane - Navi Mumbai Line & Central Line via Kurla



### KALAMBOLI FREIGHT STATION

- ◆ Handles containers for export, import and domestic movement
- ◆ 40-min drive from Juinagar



### JNPT

- ◆ Handles containers, liquid bulk and cement ships
- ◆ 35-min drive from Juinagar



### MUMBAI PORT TRUST

- ◆ Handles bulk cargo
- ◆ 44-min drive from Juinagar



### REWAS PORT

- ◆ A multi-cargo all-weather port
- ◆ 77 kms from Juinagar



**RAIL & WATER**  
ALSO  
**LEAD TO JUINAGAR.**

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**AIR**  
 ALSO  
**LEADS TO**  
**JUINAGAR.**

- ◆ 55-min drive from the existing International Airport, with the SCLR bridging distances
- ◆ 20-min drive to the proposed International Airport in Navi Mumbai
- ◆ Airport work commences in October, 2015\*
- ◆ Expected to be operational from 2018\*

\*Source: THE TIMES OF INDIA, 28th January, 2015.





**SOCIAL**  
INFRASTRUCTURE.

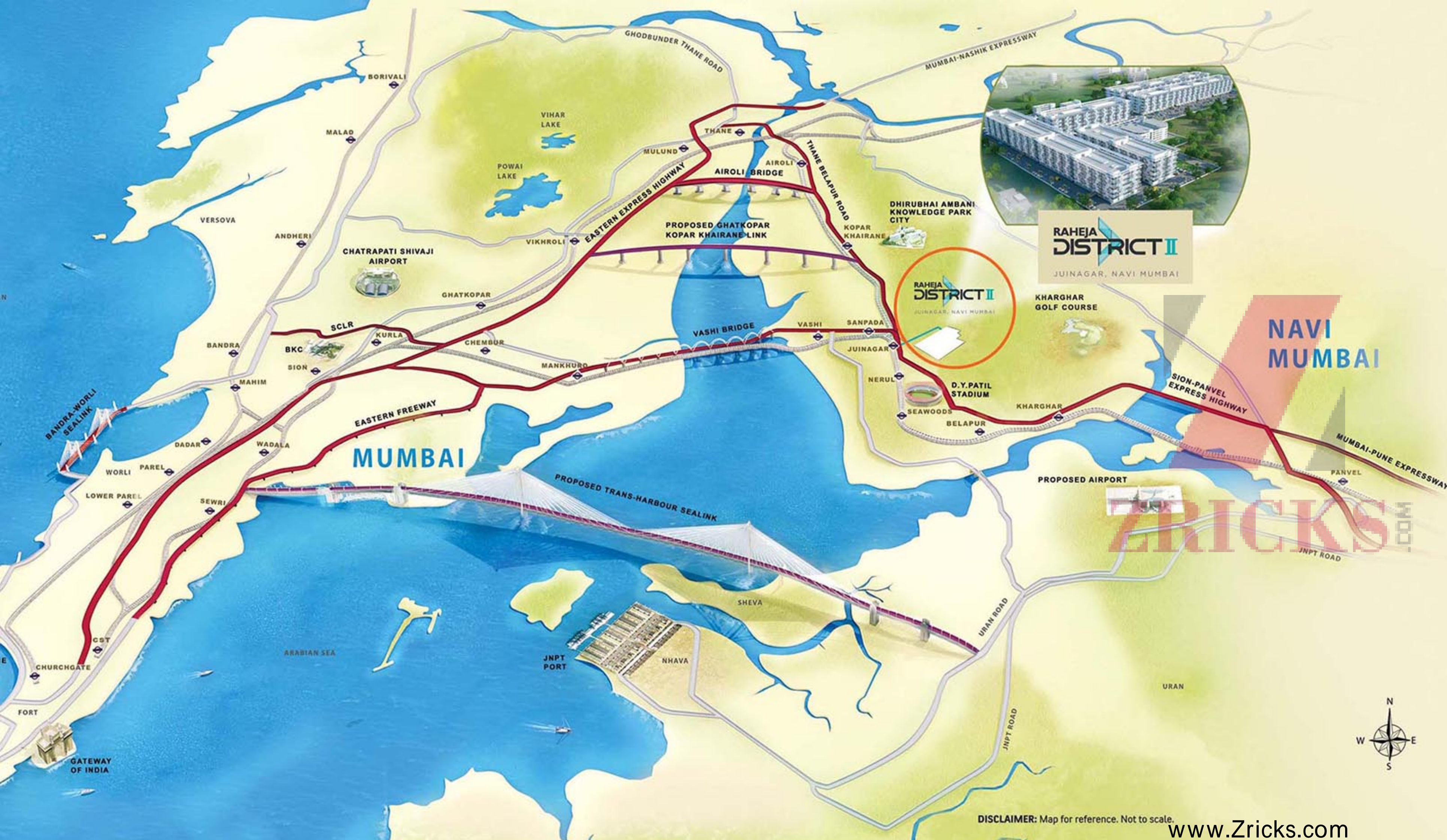
- ◆ Residential areas from middle income to luxury housing
- ◆ 7-min drive from Palm Beach Road
- ◆ 8-min drive from Inorbit Mall and CIDCO Convention Centre, Vashi
- ◆ 6-min drive from DY Patil Stadium
- ◆ 9-min drive from Vashi Infotech Park
- ◆ 15-min drive from DAKC
- ◆ Star hotels like Four Points by Sheraton, The Park & the upcoming Gateway by Taj Group
- ◆ Close to BFSI companies





- ◆ Mumbai Trans Harbour Link
- ◆ Navi Mumbai Metro
- ◆ International Airport in Navi Mumbai
- ◆ Hovercraft services
- ◆ Ghatkopar-Kopar Khairane Link Road









**PROPOSED**  
LAYOUT FOR  
**RAHEJA**  
**DISTRICT II.**

- ◆ Proposed multiple buildings of international standards and design (to be built in phases)
- ◆ Proposed Total Saleable Area of 2 million sq.ft. (approx.)
- ◆ Apart from industrial workshops, Raheja District II comes with a State-of-the-art Town Plaza
- ◆ **Environmental Clearance received**
- ◆ **Commencement Certificate received for Building I**
- ◆ **Construction work in progress**

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## FUTURE READY INTERNAL INFRASTRUCTURE (CIVIL).

**PROPOSED AMENITIES:**

- ▲ Adequate lighting for internal roads
- ▲ Wide internal roads ranging from 13 to 18 metres with ample space for commercial vehicle movement
- ▲ Provisions for commercial vehicle parking
- All weather proof Loading & Unloading Bays in each building
- ☁ Spacious Multi Level Car Park
- 🚚 Vehicle lifts within the building with provisions for loading & unloading on each floor
- 🍽 Canteen in each building
- 🚻 Common toilet blocks on each floor
- 🐾 Multiple passenger and goods lifts
- 🏗 JIB cranes facility for each building
- 🚚 Weigh bridge
- ▲ Provision for ample open spaces



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## FUTURE READY

### INTERNAL INFRASTRUCTURE (SERVICES).

**PROPOSED AMENITIES:**

- ⚡ 3 phase, 24x6 electricity
- ⚡ DG for common areas
- 🔌 Concealed wiring
- 📶 WiFi provision
- 🚰 Adequate water supply
- 💧 Separate connection for drinking water
- 🌧️ Rain water harvesting and solid waste management
- 🚰 Provision for Sewage and Effluent Treatment Plants
- 🚒 Fire fighting & sprinklers in common areas and tapping off in units
- 👁️ 24x7 security and CCTV in common areas
- 🚏 Shuttle Service from and to Juinagar Station
- 👤 Professional Amenities Manager

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RAHEJA  
DISTRICT II  
**TOWN  
PLAZA.**

PROPOSED AMENITIES:

- 🍽 Restaurants, Cafe and Food Court
- 🏪 Convenience Store and Support Service Shops
- 📦 Courier & Logistics services
- 🏦 Banks and ATMs
- 🏥 Clinic/Trauma Centre
- 🚗 Exclusive Driver's Canteen & Dormitory
- 🏢 Convention & Exhibition space
- 🏢 Business Centre and Admin Office
- 🏋️ Gymnasium



VIEW OF GROUND FLOOR WORKSHOP FROM CORRIDOR



VIEW OF TYPICAL FLOOR OPPOSITE UNITS ACROSS THE CORRIDOR



- ◆ Column-free units - floor-to-floor height of 16 feet including loft
- ◆ Industrial, high strength flooring tiles that can withstand heavy loads
- ◆ Slab strength of 5 tons/sq.mtr. for ground and 1.75 ton/sq.mtr. for other floors
- ◆ HVAC provision in each unit
- ◆ Exclusive pantry in each unit
- ◆ 2 finished toilets in each unit
- ◆ Separate fire exit for each unit
- ◆ Entrances with rolling shutters





**SUCCESS**  
IS A JOURNEY  
THAT BEGINS AT  
**RAHEJA**  
**DISTRICT II.**

Raheja District II in Junagar is set to foster the growth of start ups, and businesses that relocate, expand or consolidate. It will also generate employment, improving the standard of living.

Ideal for the following businesses:

- 🖨️ Printing
- 👕 Apparel/Garment
- 💍 Jewellery Making
- 📦 Packaging & Re-packaging
- 🧪 Laboratory Testing
- 🔧 Hardware Assembly
- ⚡ Electrical Assembly
- 🔥 Welding & Forging
- 🏠 Moulding & Plating
- 📦 Corrugated Box Manufacturing
- 🍷 Food Processing
- ❄️ Cold Storage



## PROPOSED SPECIFICATIONS

<b>Construction</b>	<ul style="list-style-type: none"><li>• A-class, earthquake-resistant construction with anti-termite treatment</li></ul>
<b>Flooring</b>	<ul style="list-style-type: none"><li>• Heavy duty industrial tiles</li><li>• Ceramic tiles in toilets</li></ul>
<b>Walls and ceilings</b>	<ul style="list-style-type: none"><li>• Gypsum on walls</li><li>• Distemper paint on walls and ceilings</li></ul>
<b>Water proofing</b>	<ul style="list-style-type: none"><li>• Patented water proofing by a reputed company</li></ul>
<b>Doors</b>	<ul style="list-style-type: none"><li>• Rolling shutters for front and back entrance</li><li>• Flush doors for toilets with SS fittings</li></ul>
<b>Pantry</b>	<ul style="list-style-type: none"><li>• Granite kitchen counter with a sink</li><li>• Ceramic tile dado</li><li>• Water purifier</li></ul>
<b>Bathrooms and toilets</b>	<ul style="list-style-type: none"><li>• Concealed plumbing with CP/sanitary fittings of Jaguar or an equivalent brand</li><li>• Ceramic tile dado</li></ul>
<b>Electrical work</b>	<ul style="list-style-type: none"><li>• Electrical supply up to DB within unit</li><li>• Provision for cable TV and broadband connectivity</li></ul>
<b>Lifts</b>	<ul style="list-style-type: none"><li>• Modern and automatic lifts of a reputed make</li><li>• 6 passenger lifts</li><li>• 6 goods lifts</li><li>• 2 freight elevators for loading and unloading of goods on individual floors</li></ul>
<b>External finish</b>	<ul style="list-style-type: none"><li>• Entire building painted with weatherproof external grade paint</li></ul>
<b>Safety</b>	<ul style="list-style-type: none"><li>• CCTV for common areas</li></ul>
<b>Parking</b>	<ul style="list-style-type: none"><li>• Open car parks</li></ul>
<b>Air-conditioning</b>	<ul style="list-style-type: none"><li>• Sleeve provisions for AC in units</li></ul>



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# SOME OF OUR FLAGSHIP COMMERCIAL PROJECTS



**RAHEJA CENTRE-POINT**  
SANTACRUZ, MUMBAI



**RAHEJA CHROMIUM**  
PRABHADEVI, MUMBAI

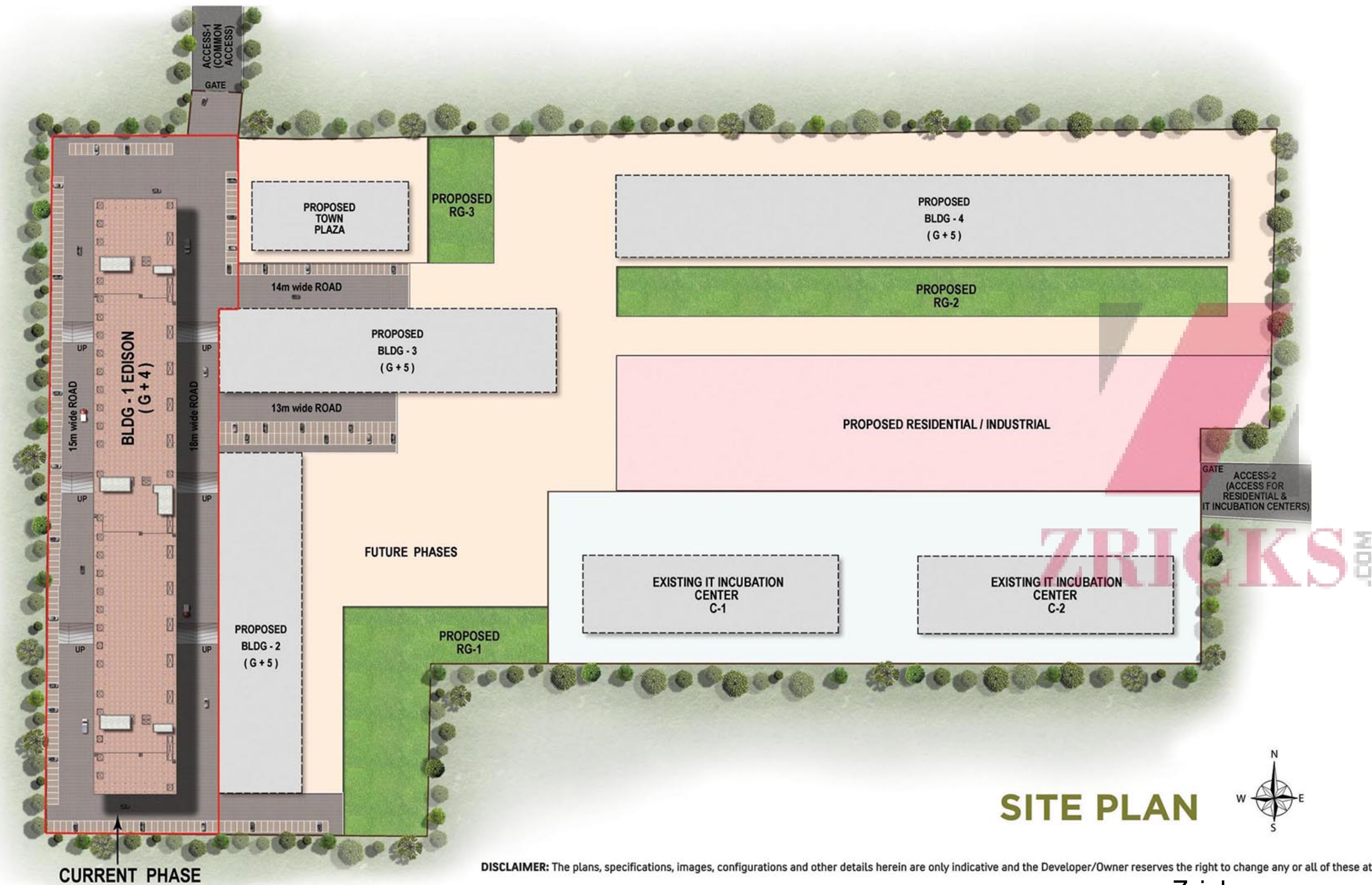


**RAHEJA TITANIUM**  
GOREGAON (E), MUMBAI



**STANDARD CHARTERED TOWER**  
GOREGAON (E), MUMBAI





## SITE PLAN



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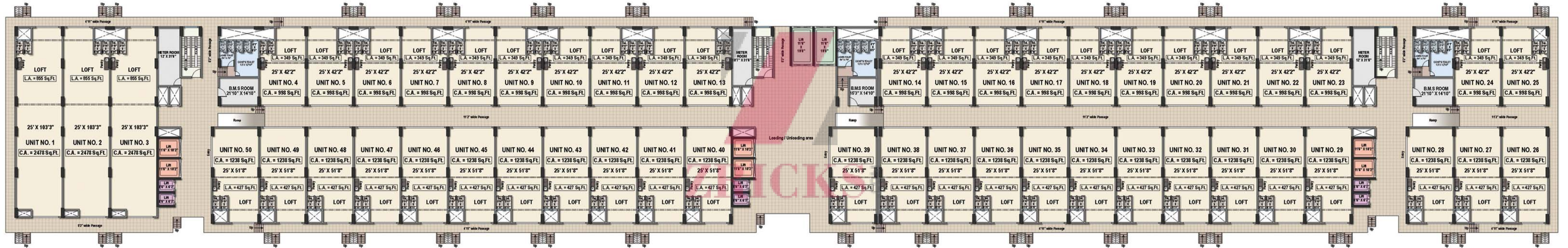


THE  
FIRST PHASE OF  
**RAHEJA  
DISTRICT II**  
OFFERS:

- ◆ Edison - building 1 (Ground + 4 floors)
- ◆ Total area: 5,60,000 sq.ft approx
- ◆ Column-free units from 1,347 to 3,333 sq.ft. carpet area with combination options
- ◆ 16 feet floor-to-floor height including loft
- ◆ Slab strength of 5 tons/sq. mtr. for ground floor and 1.75 tons/sq.mtr. for other floors
- ◆ Pantry & 2 toilets in each unit
- ◆ Parking area for 1 Car Park per unit
- ◆ Common toilet area
- ◆ 6 internal goods lifts (each with a 3-ton capacity) + 6 passenger lifts + 2 vehicle lifts
- ◆ Common loading & unloading bays on each floor



# GROUND FLOOR PLAN



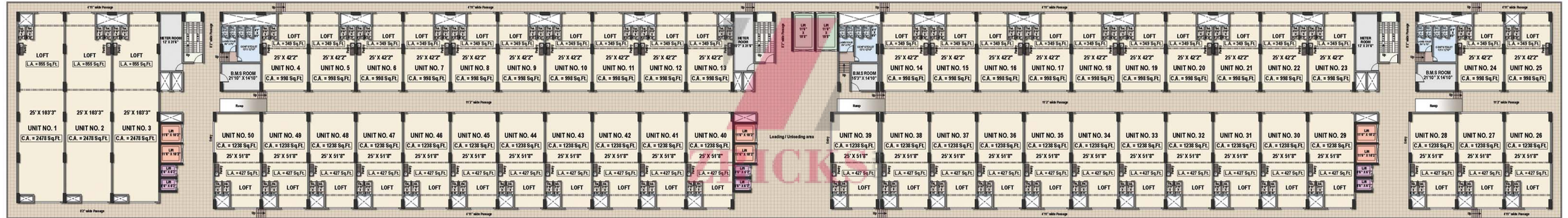
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**LEGEND**

- Passenger Lift
- Goods Lift
- Freight Vehicle Lift
- Toilet



# FIRST FLOOR PLAN



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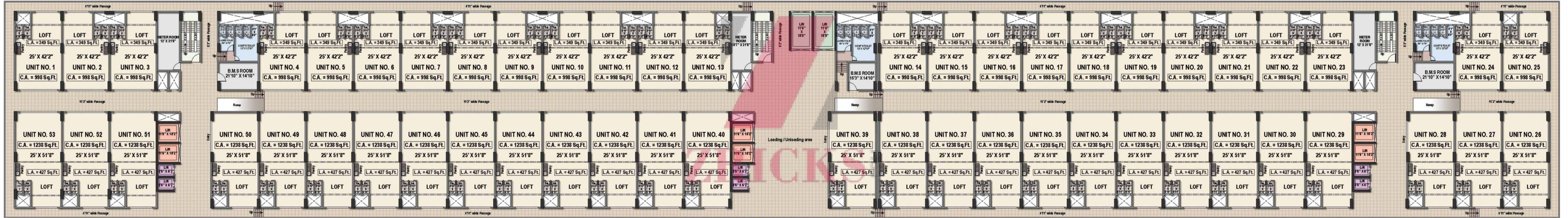
**LEGEND**

- Passenger Lift
- Goods Lift
- Freight Vehicle Lift
- Toilet

N  
W  
E  
S



# TYPICAL FLOOR PLAN (2ND TO 4TH FLOORS)



**LEGEND**

- Passenger Lift
- Goods Lift
- Freight Vehicle Lift
- Toilet

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