

northern hills



neworld<sup>®</sup>  
Life At The Top

M3M IFC, Tower-I, 8th Floor, Sector 66, Gurugram, Haryana

northern hills

neworld<sup>®</sup>  
Life At The Top

Paradise.  
Unlocked.



Where the land rises gently into forested hills,  
And the air carries the scent of rain-soaked earth  
This is not a place you visit.  
It's a place that returns you to yourself.  
Where architecture listens to the land.  
Homes open to a dance of light and breeze,  
Gardens stretch into green infinity,  
And silence isn't empty - it's rich.  
There are no grand arrivals here,  
Only slow discoveries.  
A path that curves unexpectedly.  
A view that takes your breath, gently.  
A sense of belonging, without effort.  
Come home to

# Northern Hills







# live at the top

In an era defined by shifting urban dynamics, climate consciousness, and a renewed focus on land-based investing, **Northern Hills** emerges as a standout offering. Nestled in the lush landscape of **Malgaon, Maharashtra**, just minutes from the **Goa border and MOPA International Airport**, **upto 51-acre premium villa-plotted development** by **Newworld Developers** is poised to become the new benchmark in long-term real estate value creation.

## Location

20 mins from MOPA Airport; 5 mins from Goa border; on Goa-Mumbai Expressway

## Plot Size

Spread upto 51 acres of NA-zoned land

## FSI

Build More, Earn More: Our elevated FSI gives you the flexibility to construct maximum area, add value to your property, and increase your long-term rental or resale potential.

## Topography

Elevated land with lush green hills and valley views

## Amenities

Clubhouse, commercial zone, nature parks, spa, retail & more

## Legal Status

Freehold, NA-sanctioned, high floor-area ratio

## Future Growth Catalysts

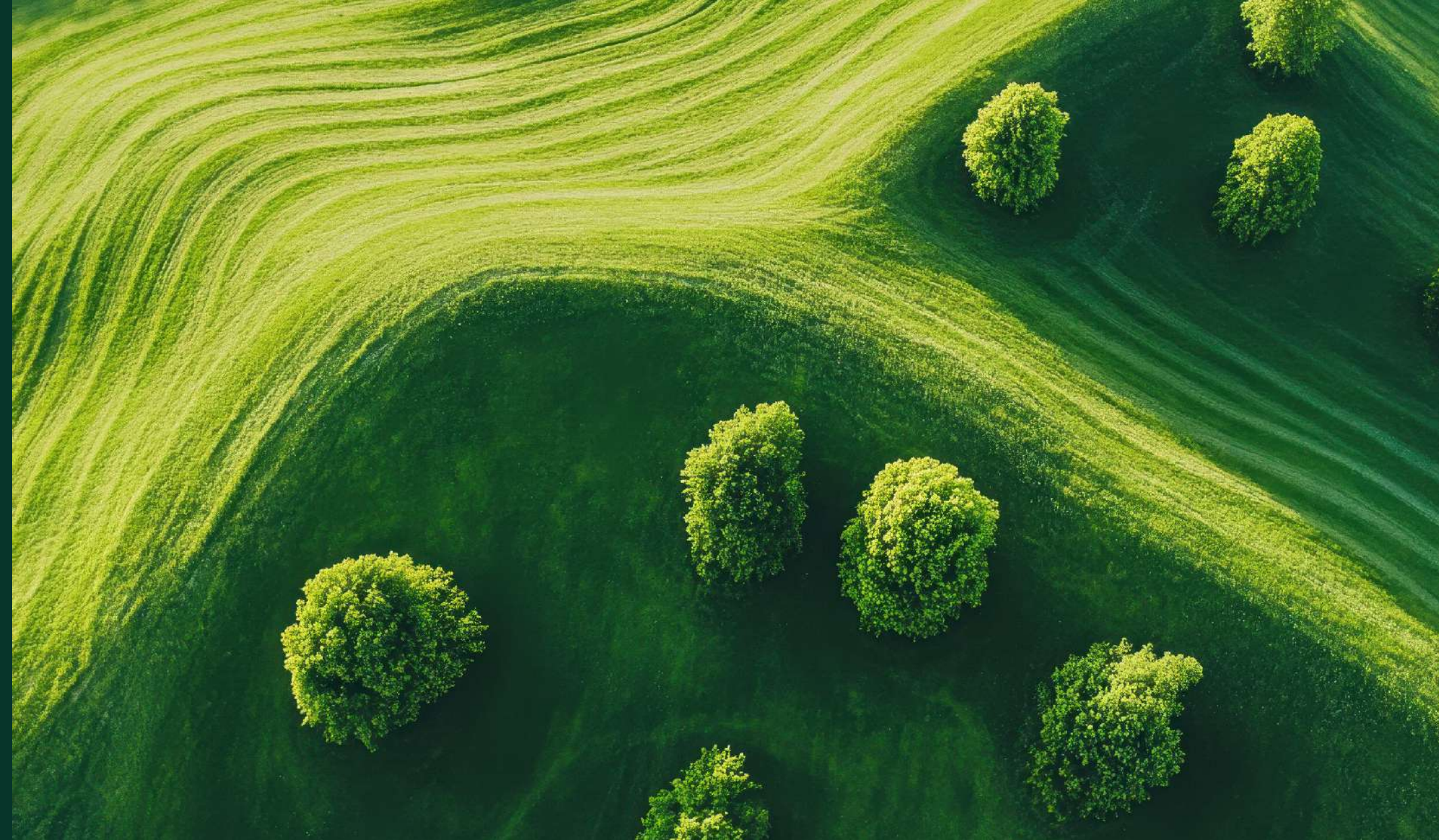
Aerocity, Film City, 6-lane link roads, highway access, hospitality boom

## Developer Vision

To deliver timely possession at the committed and highest quality.



# at the crossroads of culture, connectivity, and capital growth



## Why Malgaon Will Lead the Next Chapter of India's Western Growth Corridor. A Location That Sits at the Crossroads of Possibility

Nestled at the confluence of **Goa's booming tourism economy** and **Maharashtra's infrastructure renaissance**, **Malgaon** is strategically located to capture the best of both worlds. Positioned just **5 minutes from the Goa border** and **20 minutes from the MOPA International Airport**, Northern Hills stands at a point of rare convergence:

- Proximity to Goa's cultural, commercial, and touristic energy
- Access to Maharashtra's fast-developing land banking and infrastructure policies
- Direct connectivity to regional and national highways
- Eco-conscious, elevated terrain ideal for wellness, recreation, and long-term living

## Regional Access Grid

Landmark	Travel Time (Approx)	Mode of Access
MOPA International Airport	20 min	6-lane highway
Goa Border	5 min	Local arterial road
Mapusa City (North Goa Hub)	20-25 min	Goa-Mumbai Expressway
Arambol Beach	20-25 min	Coastal highways + Expressway
Thivim Railway Station	10 min	NH-66 Expressway
Sawantwadi Town (Sindhudurg)	15 min	SH-124 + Link roads
Proposed Sindhudurg Greenfield Airport	40-45 min	State highway



# mopa vs. dabolim:

## A TRANSFORMATIONAL SHIFT

As per the recent survey MOPA airport’s operationalization has led to a **230% increase in land transaction volume** in the North Goa–Sindhudurg corridor in the last 18 months. With **remote work, wellness living, and climate migration trends**, plotted developments in well-connected locations are now **preferred over vertical apartments** for long-term wealth preservation.



## Regional Access Grid

Airport Feature	MOPA	Dabolim (Old Airport)
Year Built	2022	1955
Operating Model	PPP (GMR)	Military-run (Indian Navy)
Land Capacity	2,132 acres	1700 acres *Approx
Night Landings Allowed	Yes	No, after 11:30 PM
Cargo & Freight Terminal	Yes (In Construction)	No
Connectivity Infrastructure	New expressways, Aerocity	Limited

**MOPA is not an alternative – IT IS THE FUTURE.** And Northern Hills is its closest premium residential landmark.

## Malgaon’s Strategic Promise

Malgaon is no longer a “fringe zone” to Goa – it is the **next urbanized lifestyle and investment cluster** being shaped by policy, infrastructure, and macroeconomic momentum. With premium land zoning, topographic advantage, and access to two state ecosystems.

## Northern Hills Offers:

- Higher build potential
- Stronger capital appreciation triggers
- Better long-term infrastructure pipeline





# The Coverage Advantage

In most eco-sensitive regions near Goa, FSI norms are **highly restrictive** – usually between **8% and 15%** on plotted developments. This limits the size and height of construction, discouraging investors seeking utility or rental income.

Northern Hills, by contrast, benefits from:

- NA land designation
- Residential zoning outside eco-critical notified areas
- Development plan inclusion under town planning scheme

This allows owners to build larger villas, second homes, or wellness stays – and monetize them legally via long-term or short-term rentals.

## Government Schemes Supporting the Region

### Maharashtra Tourism Policy 2021 (Extended to Sindhudurg)

- Land banks created for tourism-led development
- Incentives for wellness resorts, Ayurveda clinics, homestays

### Konkan Growth Corridor Designation

- Malgaon falls under the **Mumbai-Goa-Sindhudurg Development Corridor**
- Aimed at creating **“Goa spillover nodes”** to manage tourism pressure on coastal Goa
- Infrastructure provisioning: **₹11,432 crore** for road & utility upgrades across the Konkan belt

### State Ease of Doing Business Framework

- Online NA conversion approval
- Fast-tracked land mutation and clearances
- Quick building plan approval system in growth nodes

Easy approvals

Clean NA land ready to build



# live true

## The Trust, Track Record, and Transformational Thinking Behind Northern Hills

### Newworld Developers:

**Newworld Developers** is a bold new force in India’s real estate ecosystem—an innovation-driven development firm backed by the legacy, trust, and expansive network of a stalwart business house. Newworld was established to cater to a fast-evolving, design-conscious, and investment-savvy new generation of homebuyers and investors who are seeking experiences, not just square footage.

## Backed by Vision. Built for the Future.

**Newworld Developers** brings credibility and institutional strength to every project it launches. The company blends creative architecture with strategic land acquisition, premium location selection, and a marketing-first approach—making it both a visionary developer and a smart investment engine.

## What Sets Newworld Apart:

- **Institutional Backing:** 15+ years of Strength and experience
- **Design-First Thinking:** A focus on aesthetics, wellness, and lifestyle integration
- **Next-Gen Locations:** Entry into under-supplied, high-growth belts before the mainstream catches on
- **Marketing-Led Approach:** Strategic brand-building and storytelling to elevate each project







# LIVE WITH pride

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