

*Vision and Concept*



# American City Project by TCGE, Inc.



# About American City



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- TCGE, Inc., a California Corporation, is developing The American City, a 494-acre site in Aero City, Navi Mumbai, India (the “Project”), centered around an overarching New York City theme.
- The Project will feature traditional real estate development, such as residential and offices within a master-planned urban environment that includes a signature Symbol Tower and several entertainment districts.
- These districts will be anchored by major attractions, food and beverage venues, and retail destinations.

# About American City



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- The Project is a 494-hectare master planned community of approximately 11,000 dwelling units, retail shopping, amenities, American-style business management school, medical university of oceanfront property. The community about seven miles from the Gateway to India by hovercraft.
- TCGE, Inc. has a deal with CIDCO\* to secure the land. The value of the land is estimated at \$3 billion dollars.
- The Project will be built in phases over five years. The goal is to create a P.P.P. with the Government where they will give us the land as their participation.

*\*The City and Industrial Development Corporation of Maharashtra (CIDCO) is an Indian city planning agency and richest government authority in India.*



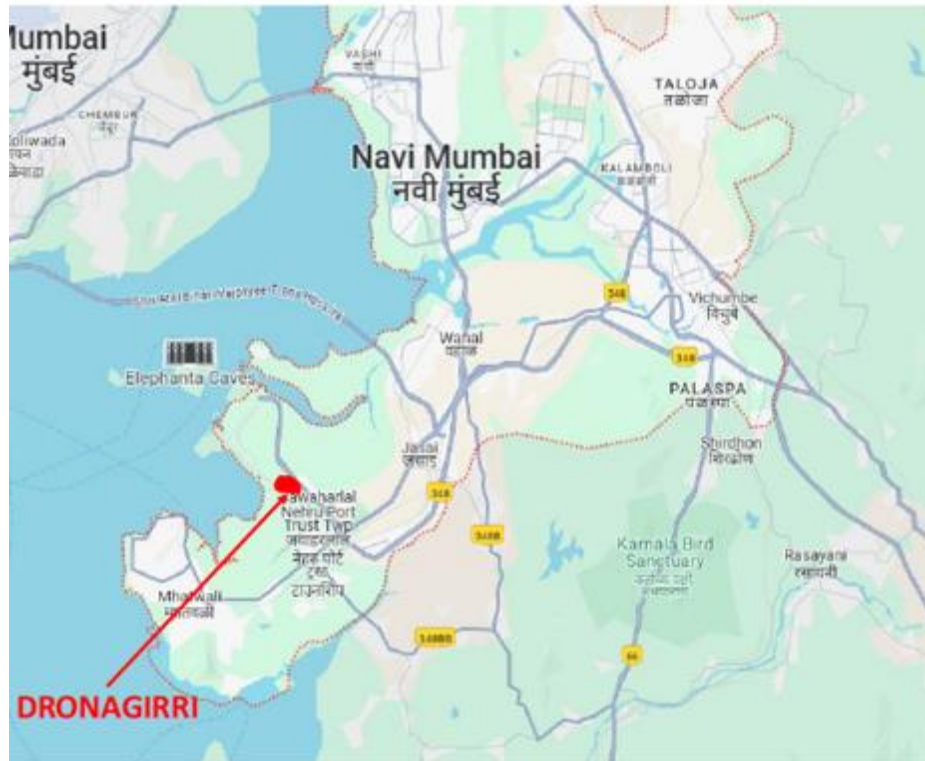
# Project Description

- The property is comprised of 494 a front hectares 7.2 miles directly across from The Gateway of India and the business of Bombay. The property is situated very close to the financial capital of one of the most populated cities in the world.
- The property is surrounded by Creeks & Seas on 3 sides (Panvel Creek on North, Arabian Sea on West & Karanja Creek on South).
- Water Lines, Drainage, etc. underway by CIDCO authorities.



*Navi Mumbai picture*

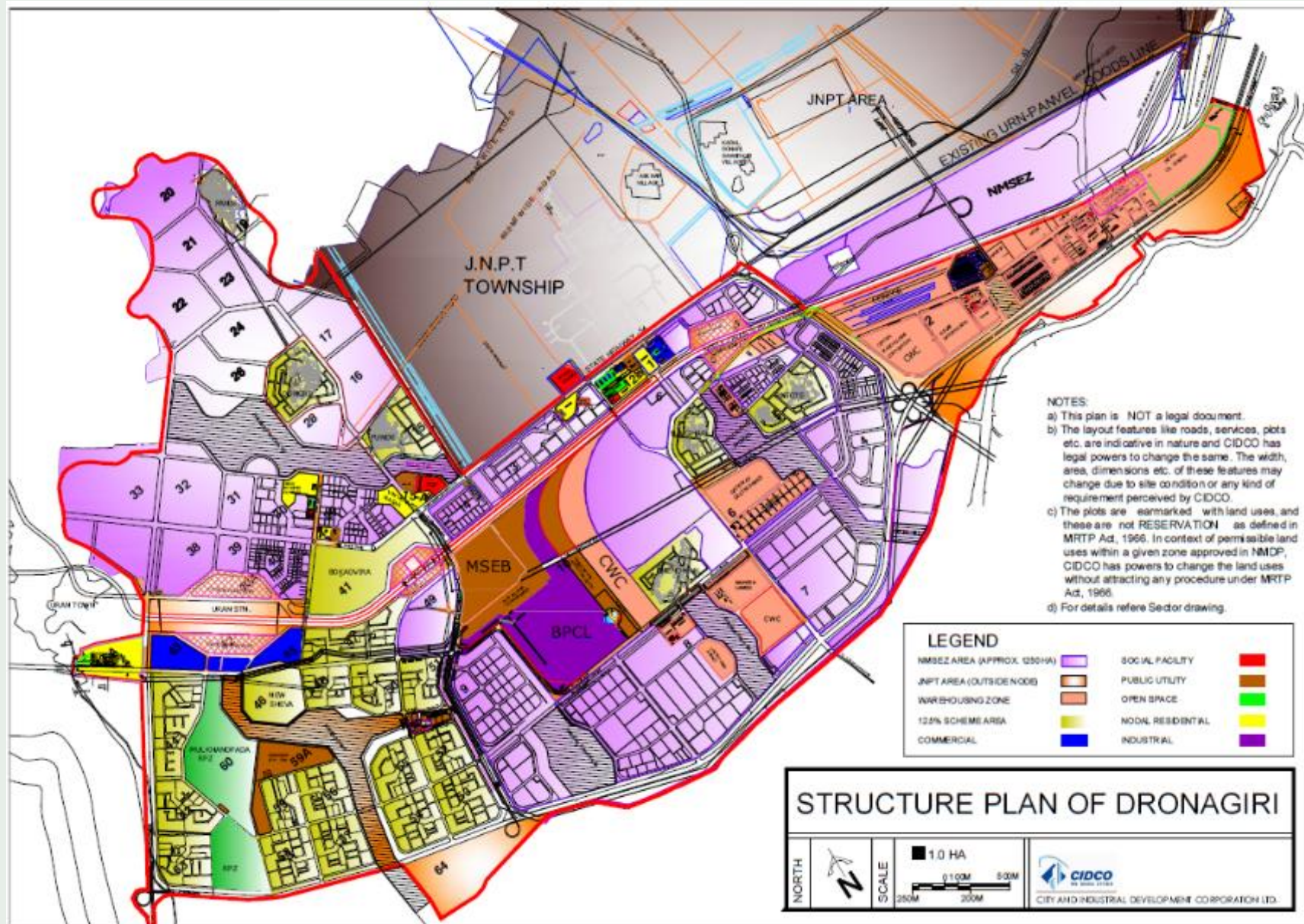
# Site Location



LOCATION MAP: DRONAGIRRI, NAVI MUMBAI

- **Location:** Dronagiri is located at the southern tip of Navi Mumbai.
- **Jurisdiction:** It falls under the Raigad district.
- **Boundaries:** It's bordered by Uran to the east and the Karanja Creek to the south.
- **Development:** The locality is still under development.
- **Land Area:** It covers an area of 494 hectares.
- **Connectivity:**
  - Vashi towards North, Panvel towards East & Mumbai towards West of Dronagiri.
  - Uran & Dronagiri Railway Station is just mins from Dronagiri and has recently commenced its services.
  - The Mumbai Trans Harbor





# Area Services

- Local train connectivity: The Nerul-Ulwe-Uran line and the Panvel-Ulwe-Uran line started.
- The Airport: Navi Mumbai International Airport is just 40 minutes
- Atal Setu (MTHL): Connects Dronagiri to Mumbai in just 30 minutes
- Water Boat: Ferry services are available from Uran to Mumbai and from Uran to Alibaug
- Job Opportunity: Upcoming industries and companies that provide plentiful job opportunities
- The Highway: Dronagiri to Panvel, 20 minutes. Pune-Goa Highway, 20 minutes.
- Schools and Colleges: Various schools and colleges are in the vicinity of the project.
- Bus Facility: Bus services from Dronagiri to all neighboring nodes.
- Super Markets: Supermarkets, and Banks in the vicinity of the project.
- Health Care: Multi-specialty Hospital is located nearby the project.

# Demographics



*Navi Mumbai picture*

- Mumbai is undergoing rapid infrastructure and industrial development. The present population is over 21 million. This makes it one of the most populous cities in the world. Specifically, it ranks as the 9th largest city globally by population million.
- Navi Mumbai is envisaged as a metro-sized counter magnet to reduce the pressure on the Mumbai metropolis. It is planned as a polycentric new town with a series of nodal concentrations along mass-transport corridors. It is anticipated to have 14 of these townships when it is fully constructed, with a total population holding capacity of four million people and one million jobs. Dronagiri is one of these 14 nodes and is being developed by CIDCO.

*Navi Mumbai picture*



# Demographics

- **Mumbai**, often described as the New York of India, is India's most populous city, with an estimated city proper population of 12.5 million, and is the financial center and commercial capital of the country, generating 6.16% of the total national GDP. The city is also the entertainment, cultural, fashion, and commercial center of South Asia.
- Mumbai hosts the largest urban economy of any South Asian city, contributing the largest GDP share out of a US\$4 trillion total Indian economy in nominal GDP terms. According to recent estimates, Mumbai Metro's nominal GDP is estimated to be US\$277.98 billion, and its GDP (PPP) is estimated to be US\$400 billion, Mumbai's GDP (PPP) per capita rounds up to around US\$23,000. It is the richest Indian city and the 12th richest city in the world, with a net wealth of approximately US\$1 trillion, with 46,000 millionaires and 92 billionaires.
- Mumbai accounts for 10% of Indian factory employment, 30% of Indian income tax collections, 45% of entertainment tax, 60% of customs duty collections, 20% of central excise tax collections, 40% of foreign trade, 100% of Indian stock market assets, and contributes 1,60,000 crore rupees (US\$20 billion) in corporate taxes to the Indian economy.
- Mumbai is one of the top ten largest trading centers in the world in terms of global financial flows, generating ca. 6.16% of the Indian GDP and accounting for 25% of industrial production, 70% of Indian maritime trade and 70% of capital transactions to the Indian economy.
- The World Travel & Tourism Council calculated that tourism generated US\$3.9 billion or 3.2% of the city's GDP in 2016 and supported 637,900 jobs, 7.3% of its total employment. The sector is predicted to grow at an average annual rate of 8.8% to US\$9 billion by 2026 (3.1% of GDP). Mumbai's tourism industry accounted for 5.4% of India's total travel and tourism-related GDP in 2016 and employed 2.4% of the country's total workforce.
- Foreign tourists accounted for 35.7% of all tourism-related spending in Mumbai in 2016. Nearly one-fifth of foreign tourists visiting the city come from the United Arab Emirates.

# Demographics

- **Navi Mumbai**, also known as New Bombay, its official name is a large city next to Mumbai, located in the Konkan division of the western Indian state of Maharashtra, on the mainland of India. Navi Mumbai is situated in Thane district. It is a part of the Mumbai Metropolitan Area.
- The population of Greater Mumbai doubled from three to nearly six million between 1951 and 1971. The population growth led to deteriorating quality of life for many in the city.
- The Maharashtra Regional and Town Planning Act was passed in 1966, and the Bombay Metropolitan Region was created in June 1967 and finalized in 1970. The plan called for development of a twin city across the harbor, on the mainland to the east.
- The Board recommended that the new metro-centre or Navi Mumbai as it is now called, be developed to accommodate a population of 2.1 million. The planning of Navi Mumbai began in 1971. The City and Industrial Development Corporation (CIDCO) was created as part of these efforts.
- CIDCO planned and constructed railway stations, roads, and public spaces in Navi Mumbai and developed nearby areas commercially.
- Navi Mumbai has been ranked 5th best “National Clean Air City” in India.
- **Navi Mumbai International Airport** (IATA: NMI, ICAO: VANM) is an international airport being constructed in Ulwe, Navi Mumbai. The development and construction of the airport is being overseen by Navi Mumbai International Airport Limited (NMIAL), which was established as a special-purpose vehicle by Adani Airports Holdings Limited and Mumbai's City and Industrial Development Corporation (CIDCO). The project, estimated to cost US\$2.0 billion and it is slated to open in 2025.
- The Navi Mumbai Special Economic Zone (SEZ), located in the nodes of Dronagiri, Ulwe and Kalamboli, are planned to provide commercial growth and employment to the city. Positioned en- route to the proposed Navi Mumbai Airport, this megaproject has attracted a lot of investments.
- Navi Mumbai is a new hub for newly incorporated companies & start ups to establish their base in Mumbai. Navi Mumbai is home to various educational institutions. Various multinational corporations have their head offices/branches across the city, making it an active business hub.

# Demographics

- **Navi Mumbai** is proving to be the next big hub in the Mumbai real estate market. While some parts of Navi Mumbai have achieved major growth, there are some parts that have significant scope for growth and returns and provide affordable housing. Dronagiri is a well-planned town that is seeing rapid growth in capital value and housing demand. The growing need for affordable housing and the progress in infrastructure are the key drivers for Dronagiri's recent growth.
- **Dronagiri** is clearly proving to be one of the fastest-growing real estate hubs in Navi Mumbai and India from a commercial and real estate perspective. CIDCO is focusing immensely on the infrastructural progress of the area. Property rates are seen to be rising already and should go up more in a few years. The development of the Trans-harbor link, the SEZ projects, Navi Mumbai airport, and the Uran-Seawoods railway will offer a huge scope for the appreciation of real estate in Dronagiri.
- These major projects will boost connectivity in Dronagiri and propel the demand for commercial and residential property in the area. Several mid-stage residential projects and multiple projects are initiated by renowned builders in the area. For instance, the Smart City development project by CIDCO for Navi Mumbai, along with the proposed metro line, will benefit Dronagiri in the coming years. With the completion of the airport project, demand will increase exponentially for land and properties in the area, boosting real-estate prices as well.



*Dronagiri picture*



# Demographics

- With its strategic location, key industrial projects, and excellent connectivity, **Dronagiri in Navi Mumbai** is poised to develop into a town that will experience a major real estate boom soon.
- A key factor that makes Dronagiri attractive is the focus on quality of life in the area. As part of CIDCO's development plan, there is a strong emphasis on building infrastructure that supports a comfortable and convenient lifestyle. This includes well-designed road networks, ensuring that residents can easily move within the area and access other parts of Navi Mumbai and Mumbai. In addition to roads, the plan includes schools, hospitals, and shopping centers, meaning that essential services will be within easy reach for residents. Furthermore, the inclusion of green spaces and recreational facilities like parks gives residents places to relax and enjoy outdoor activities, contributing to an overall higher standard of living.
- A well-planned community, Dronagiri is experiencing a sharp increase in capital value and demand. Reputable builders in the region have started several projects. These significant initiatives will improve Dronagiri's connectivity and increase demand. Dronagiri offers a rare opportunity for investors to tap into a developing market with immense growth potential. The area's affordability, strategic location, and upcoming infrastructure developments make it one of the most promising investments in Navi Mumbai. For anyone looking to invest, Dronagiri offers high potential returns, making it a wise choice for long-term investment.



*Dronagiri picture*

# Navi Mumbai Investment

Navi Mumbai presents a compelling investment opportunity due to its well-planned infrastructure, strategic location, and potential for high returns. The city offers a blend of affordability, modern amenities, and a high quality of life, making it attractive to both homebuyers and investors. Here's a more detailed look at the reasons to invest:

## 1. Strategic Location and Connectivity:

- Navi Mumbai is strategically located near Mumbai, offering easy access to the city's financial and commercial hubs.
- It boasts excellent road and rail connectivity, including the upcoming Navi Mumbai International Airport, which will further enhance its global gateway status.
- Well-developed infrastructure and transportation networks make it easy to commute within Navi Mumbai and to other parts of the region.

## 2. Affordability and Value Appreciation:

- Compared to Mumbai, Navi Mumbai offers relatively more affordable property options, making it an attractive entry point for investors.
- The city's ongoing development and infrastructure projects are expected to drive significant property value appreciation in the coming years.

## 3. Well-Planned Infrastructure and Green Spaces:

- Navi Mumbai is known for its well-planned layout, featuring wide roads, organized infrastructure, and ample green spaces.
- This provides a comfortable and healthy living environment, attracting residents and investors alike.

# Navi Mumbai Investment

## 4. Emerging Commercial and IT Hub:

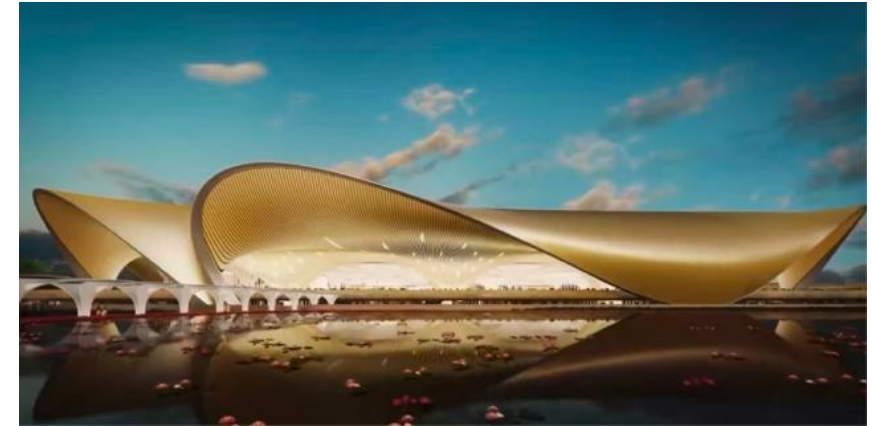
- Navi Mumbai is rapidly developing as a commercial and IT hub, with numerous companies establishing their presence in the city.
- This growth creates a strong demand for both residential and commercial properties, further boosting investment potential.

## 5. High Quality of Life:

- Navi Mumbai offers a vibrant lifestyle with access to modern amenities, recreational facilities, and a thriving social scene.
- The presence of good schools, hospitals, and shopping malls enhances the overall quality of life, making it an attractive place to live and invest.

## 6. Future Growth and Investment Prospects:

- With ongoing infrastructure development and a thriving commercial landscape, Navi Mumbai is poised for continued growth and investment.
- The city's strategic location, connectivity, and affordability make it a promising destination for long-term investment.



*Navi Mumbai International Airport*



*Navi Mumbai International Airport*



# The Market – Navi Mumbai

- Navi Mumbai, also known as New Bombay, is a planned satellite city located on the outskirts of Mumbai, India. This vibrant and rapidly growing city is a prime example of urban development and showcases the perfect blend of residential, commercial, and recreational spaces.
- Navi Mumbai was conceived in the 1970s to alleviate the growing population pressure on Mumbai. With meticulous planning and execution, it has emerged as a well-planned city with excellent infrastructure and a promising future. From towering skyscrapers to sprawling shopping complexes, Navi Mumbai offers a plethora of opportunities and experiences for residents and visitors alike.
- Navi Mumbai is one of the fastest-growing cities in India, attracting migrants from various parts of the country due to its ample job opportunities and well-planned infrastructure.
- Navi Mumbai is often referred to as the twin city of Mumbai due to its close proximity and similar geographical features.
- Navi Mumbai's Jawaharlal Nehru Port Trust (JNPT) serves as the gateway for South Asia's international trade, handling over half of India's container cargo.
- Navi Mumbai is filled with well-maintained parks, gardens, and green spaces, providing residents with ample opportunities to reconnect with nature.
- Navi Mumbai has emerged as a prominent hub for IT and ITES companies, attracting major players in the industry and boosting employment opportunities.

# The Market – Dronagiri

- Bereft of support of the pre-conditions of the Regional Plan and the policy environment, Navi Mumbai has geared up to be **the city of the 21st century**, in tune with the new policies, as an ideal destination in IT, high-end commercial, educational infrastructure and high-end residential.
- Navi Mumbai is clearly the next big growth hub of the future as far as the Mumbai real estate market is concerned. While some parts of Navi Mumbai have already achieved a large amount of growth, there are still some areas which are comparatively affordable and promise ample scope for future returns.
- Dronagiri is one of these nodes of Navi Mumbai which is situated within the Raigad district and at the southern point of Navi Mumbai. Dronagiri is a well-planned upcoming area which is witnessing rapid growth in housing demand and capital values alike.
- **Dronagiri should definitely be one of the fastest growing nodes of Navi Mumbai** from a real estate and commercial development perspective. CIDCO is focusing hugely on development of the locality along with infrastructural progress. Property rates are already rising in the locality and should go up more over the next few years.

# Singapore Example

- On the tip of the Malaysian Peninsula lies a string of islands that sit on the crossroads of one of the most important choke points in international trade, through which more than 750 billion dollars worth of trade pass yearly.
- In its early days, Singapore had been plagued by a chronic housing shortage and a lack of access to education, leading the state to prioritize building public housing and investing in a good schooling system. This led Singapore to become a very attractive place for investors, as it was largely seen to possess a more orderly society than its neighbors.
- This was the **key** to Singapore's success: strong institutions that provided for the assurance of the rule of law. These institutions give investors the confidence to make long term investments since they do not need to worry about a sudden regime change or an oppressive and corrupt elite. All these factors combined provided for great stability, which soon paid off.
- Singapore is now mainly driven by the service sector due to consistently being ranked as one of the easiest countries to do business in and having a highly qualified workforce, a product of its robust education system.
- In conclusion, Singapore is a country that managed to overcome a difficult neighborhood, surrounded by hostile players, and a lack of important natural resources. It is an example of a country that was able to successfully manage its strengths in order to maximize its economic potential. It was also based on an orderly society that became a beacon of stability in a tumultuous region. This order and the rule of law were only possible due to a strong government headed by a highly competent individual.





# Vision and Concepts Design

# Concept Design



## American Design

With the globalization of most markets, our research indicates the need to expand our living experience in creating a global style of living. We have chosen to design our township after one of the most known and sought-after real estate in the world; New York City.

As Mumbai and New York are sister cities, we want to send a strong message that the Twin Towers are still alive along with Times Square and Empire State Building.

# Concept Design



## Central Park

The idea of a township built around a park much like the Central Park in New York city is based on the need for humans to feel some sort of natural surroundings. Large, iconic parks provide a central gathering point for the community. They offer a diverse range of amenities, from playgrounds and sports fields to botanical gardens and running tracks.

## Landscapes Plazas

Smaller, pocket parks and plazas integrated into the streetscape offer respite from the urban bustle. They provide spaces for relaxation, social interaction, and outdoor dining.



# Concept Design



## Canals & Bridges

The idea here is to connect the high-end villas towers and parks to the marina, by way of gondolas and small boats.

## Integrated and Expansive Green Corridors

These interconnected networks of parks, trails, and green spaces create a continuous flow of nature throughout the city. They offer opportunities for recreation, reduce the urban heat island effect, and support biodiversity.

# Concept Design



## World-Class Performance Spaces

These venues, ranging from grand theaters to intimate black box spaces, host a diverse range of live performances, including music concerts, theatrical productions, dance performances, and opera. They should be designed with state-of-the-art acoustics, lighting, and stage technology to enhance the audience experience.

## Cultural Centers

These institutions serve as hubs for artistic creation, education, and community engagement:

- Art Galleries and Museums: Displaying visual art, historical artifacts, and cultural exhibits.
- Libraries: Offering access to books, digital resources, and community programs.

# Concept Design



## Recreation Centers

These centers offer indoor facilities like gyms, swimming pools, and basketball courts, often with programs for children, teens, and adults. The NYC Parks Department operates numerous recreation centers throughout the city.

## Amusement Park

Families can take a stroll to the Project's own amusement park, with the option to open to the public as a non-profit center to help with the upkeep and/or future expansion. Residents may be able to access at a discount or free of charge, covered by their association dues. In addition, temples of all religions will be there too.



# Concept Design



## Sports Complex

Embed community sports facilities, fitness parks, and event arenas within the urban grid.

## Outdoor Fitness Park

Outdoor fitness areas with equipment for strength training, cardio, and calisthenics are becoming increasingly popular. These parks offer a free and convenient way for residents to stay active. You can find examples along the Hudson River Greenway and in various neighborhood parks.

# Concept Design



## Community Sports Parks & Facilities

These parks and facilities cater to local residents and offer opportunities for a variety of sports. The parks feature baseball diamonds, soccer fields, basketball courts, and tennis courts, providing free and accessible spaces for community sports leagues and casual play.

## Event Arenas

NYC is home to several major sports arenas that host professional and collegiate games, shows, as well as other large-scale events.

# Concept Design



## Mall of America

Develop a high-tech, multi-level retail environment that blends luxury and mass-market brands with interactive digital experiences. The goal is to create a premier shopping and social destination that drives retail revenue and tourism.

- Anchor Stores and Department Stores: Like traditional American malls, having strong anchor stores (a mix of international and popular Indian brands) and a good selection of department stores is crucial. These act as magnets, drawing people into the mall.
- Luxury and Mass-Market Blend: A mall that successfully combines luxury boutiques with popular, accessible brands caters to this wider demographic and creates a more dynamic shopping experience.
- Dining and Entertainment: A large and diverse food court is a staple of American malls, and this is equally important in India. Beyond that, incorporating restaurants, cafes, bars, and entertainment options (i.e. movie theaters, gaming zones) is essential for extending dwell time and making the mall a social hub.



# Concept Design



## Mall of America

- Additional Theaters/Entertainment Venues: Include performance areas and multipurpose spaces within the complex to host live events and cultural shows.
- Large-Scale Theaters: For touring Broadway productions, concerts by well-known artists, and large-scale presentations.
- Intimate Theaters/Black Box Spaces: Ideal for smaller plays, improv shows, poetry slams, local theater group performances, and experimental productions. This supports local arts communities.



# Concept Design



## Mall of America

- Signature Events: These are large-scale, attention-grabbing events that become synonymous with the retail center and attract tourists from around the world.
- Fashion Shows: Partnering with top designers or brands for exclusive fashion shows.
- Product Launches: Hosting major product launches with celebrity appearances and interactive demos.
- Holiday Celebrations: Creating spectacular holiday-themed events and displays that become a must-see attraction.
- Digital Installations: Interactive and visually stunning digital art installations create a modern and engaging atmosphere.

# Concept Design



## Infrastructure, Sustainability & Connectivity

- Infrastructure: Integrated multi-modal transit (metro, buses, gondola waterways).
- Sustainability: Use of green energy, smart waste management, and real-time monitoring.
- Connectivity: High-speed digital networks and smart governance systems.

These elements ensure that the urban hub is future-proof, eco-friendly, and seamlessly connected—critical for attracting global investors.

# TCGE, Inc.

TWENTY FIRST CENTURY GLOBAL ENTERPRISES INC.



# About Us



Twenty First Century Global Enterprises, Inc. (TCGE, Inc.) is based in California, USA. The company has assembled a team that is uniquely qualified to carry out this work. TCGE, Inc. principals and its affiliates who will lead the execution of the Project have decades of cumulative Architectural, Engineering, Designing, Development, Legal and structured lending experience involving businesses operating in challenging emerging markets in several countries.

Our successful Partners have collectively participated in hundreds of transactions involving billions of dollars of capital.



# About Us



## Chris Fox, CEO

Chris Fox is an experienced entrepreneur specializing in development, management, and finance. He has worked with leading firms, overseeing various industries sectors. His expertise includes planning and development, financing and resources management.

## Kevin Kaul , Chairman

Mr. Kaul has been working continuously on his vision and mission. Mr. Kevin Kishore Kaul is a Founder & Global Chairman of US Global Business Forum / TCGE Inc. / FOSSAC TV and others. Today, Mr. Kaul has a vast network and connections across the world. Due to which finance / technical / business solutions become available for any sector of business.

# Pre-Development

By way of background: The CIDCO Board on its 404th meeting held on April 23, 1999, approved a proposal for the allotment of 494 hectares of land earmarked for a proposed township in Navi Mumbai to a company duly incorporated in India by Mr. Kaul or any Overseas Corporate Body associated with Mr. Kaul.

TCGE, Inc. intends to raise Fifteen Million Dollars (US\$15,000,000) for the pre-development expenses including, but not limited to:

- Legal and Accounting;
- Architecture and Engineering;
- Project Planning and Design;
- Due Diligence reports: Environmental Survey, Feasibility Study etc.;
- Licensing and Permits;
- Working capital requirements.

# The American City

This investment proposal offers a unique opportunity to partner with US Global Business Forum, TCGE Projects, and affiliated companies, leveraging Mr. Kevin Kaul's 20-year vision and Mr. Hariom Agnihotri's expertise.

We firmly believe that this project holds immense significance for the regional community and beyond.

It not only stands as a testament to the strength of the local community but also serves as a beacon for India's future development, contributing to its goal of becoming a formidable 5 trillion USD economy and a major force globally.



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