

## **Advantages of New Mahabaleshwar over Old Mahabaleshwar**

- 1) 5 times bigger area**
- 2) 10 new bus stands and 10 new ports like Tapola over Koyana dam backwater**
- 3) Too many about 100+ new tourist points as compare to 20+ at old**
- 4) less height 900-1100 meter as compared to Mahabaleshwar 1400 meters so can get NA**
- 5) New area, just about 20 resorts so very much scope for future**
- 6) Huge rate difference, Agriculture 2 Cr vs 5 lakh / acre, NA 30 lakhs vs 3 lakh**
- 7) Much agriculture, table land is available for development**
- 8) Best views of Koyana, Tarale, Urmodi, Kanher & Morana dams for tourists**
- 9) Pre planned so will be better in future**

## **Disadvantages**

- 1) Lower height, less forest so somewhat 1-2% high in temperature**
- 2) New so will require time for full development**

## **Advantages of NA plots on Agri Land**

**NA**

## **Advantages**

- 1) Road,**
- 2) electricity,**
- 3) water,**
- 4) neighborhood,**
- 5) society,**
- 6) FSI for construction, 2000 sqft in 10 lakhs**

- 7) easy for construction**
- 8) ready to move in**
- 9) 100% safe documentation**
- 10) pre set borders**
- 11) safe to keep and maintain**

### **Disadvantages**

- 1) Less area**
- 2) More cost**

## **AGRICULTURE**

### **Advantages**

- 1) More area**
- 2) less cost**

### **Disadvantages**

- 1) road has to make or has share**
- 2) electricity:- has to bring electricity poles from nearest transformer, may require lakhs of rupees**
- 3) water:- has to take borewell**
- 4) no neighborhood**
- 5) no society or association**
- 6) less FSI for construction about just 1000 sqft in 1 acre in 10 lakhs or has to go for NA in more expenditure and time**
- 7) hard for construction**
- 8) has to work a lot before move in**
- 9) has to take care while documentation**
- 10) has to do survey for borders**
- 11) hard to keep and maintain**

**In short those who have agriculture background, time, money to spend and ready to work hard on it, only should go for agricultural lands.**

