

Astra AI Cybercity

A Place for a Smarter Tomorrow

Astra City will define a smarter city using digital technologies to enhance performance and wellbeing, reduce costs and resource consumption, and engage more effectively with its citizens. Key smart sectors include transport, energy, health care, water and waste.



A Sustainable Vision

100% Renewable Energy

Powered entirely by solar and wind farms

Zero Waste

Complete waste-to-energy conversion systems

Net Zero Carbon

Fossil fuel free zone with lowest environmental footprint

Astra City provides the highest quality of life with the lowest environmental footprint, setting a new standard for sustainable urban development.

City at a Glance

Scale & Population

- Site Area: 5,000 Acres / 20.23 SQ/KM
- Mixed-use city
- Population: 150,000 residents

Key Zones

- Residential & Commercial zones
- Health Centers & IT Parks
- Recreational & Tourism Hubs
- Renewable energy farms
- Vertical farm towers
- Mass Transit Hubs
- Global Village & Hospitality Zone



What Makes Astra City Unique?



Renewable Energy

The city will be powered with renewable energy from solar and wind farms, ensuring 100% clean energy supply.



Smart Building Design

Latest energy-efficient technologies and smart design principles integrated into every structure.



Innovative Transportation

Transportation systems incorporating purely renewable energy and resources throughout the city.



Zero Waste Objective

Portable waste collectors generate bio manure for maintaining the city's green landscape.



Central Nerve Center

State-of-the-art monitoring center with specialized individuals from various fields overseeing city operations.

Prime Location

The proposed Astra City is located in South Maharashtra along the Arabian Sea near Devgadh and Sindhudurgh region. The city is 185km from bustling Panjim City in Goa, geographically blessed with virgin white sand beaches stretching 5km with pristine clear waters.

Places of Interest

- **Tarkali white sand beaches - best snorkeling site in Maharashtra (45km)**
- **Devgadh - Famous for Alphonso mangoes and historic fort**

Connectivity

- **Proposed Sindhudurgh International Airport - 50km**
- **Dambolim Airport - 171km**
- **Nandgaon Station - 51km**
- **From Mumbai - 475km**
- **Proposed Helipad and Air-strip within city**





Phase 1: Residential Development

5K+	55K	3,575
Acres	**Apartment Units**	**Bungalows**
Approximately 24 sq. km planned area	High rises to middle-end housing	From very high-end to B category

Residential Categories

- High Rises: 5,000 units in 20-40 floor buildings
- High End: 20,000 units
- Middle End: 30,000 units
- Low End: Two categories - Section A (600-750 sq.ft) and Section B (450 sq.ft studios)
- Bungalows: 25 very high-end (10,000 sq.ft), 50 high-end (3,000-5,000 sq.ft), plus A+, A, and B categories

Construction will be carried out in phases ensuring each zone gets easy access to white sandy beaches with designated walkways and electric buggy paths.

Phase 1: Commercial Infrastructure

01

Office & Tech Spaces

5 million sq.ft for project promoters, 2-3 million sq.ft for clients. IT Park, STPI, BIO TECH PARK allocated 2 million sq.ft minimum.

02

SEZ & Retail

100 acres for SEZ. Two main malls (200,000 and 50,000 sq.ft) plus 4-5 smaller malls with multiplexes.

03

Healthcare & Hospitality

Two hospitals, three diagnostic centers. Beach front plots for 3 five-star hotels, eco-resort, and 4 additional five-star hotels.

04

Rentals & Condos

2,000 apartments for rentals and condos ranging from studios to 4 BHK units.

05

Unity Structure

One unique architectural structure symbolizing unity of all religions.

Central Business District & Special Zones

CBD Core

50-acre Central Business District with nine high rises in each corner. Central plaza features high-end restaurants, cafes, pubs, and store chains. 70-100 floor mixed-use tower at center incorporating future philosophy.

India Pavilion

Large mall showcasing specialties of all Indian states in collaboration with Government of India, promoting culture and tourism. Located near marina and five-star hotel zone.

Outsourcing Zone

Mini city of call centers with 50,000 seat capacity and integrated residential areas for young professionals to work and live.

Education & Sports

- Universities in collaboration with top UK & USA institutions
- International schools with playgrounds
- Multi-purpose track and field stadium
- Sports clubs and academies

Recreation & Infrastructure

- Green spaces with amphi-theaters, jogging tracks, Zen gardens
- Integrated water port with container terminal
- State-of-the-art Marina for cruise liners and private boats
- 500-acre Global Village development

Smart Transportation & Infrastructure



Rapid Transit Systems

Sky trains, electric personal trams, escalators, travelators, electric buses and taxis powered by renewable energy.



Road Network

Main roads 200 ft wide, sub-lanes 100 ft, bye-lanes 60 ft. Each with 5 ft footpaths and cycling tracks, dense foliage on both sides.



Electric Vehicles

Stackable electric cars, personal trams, and electric buses ensure zero-emission transportation throughout the city.

> Electricity generated from solar and wind farms on the city's outer ring. Rain water harvesting incorporated in each zone. CBD buildings retrofitted with photovoltaic panels instead of glass to generate renewable energy.

ASTRA CITY: Residential Concept

Astra City's residential zone is meticulously planned across 5000+ acres (approx. 24 sq. km), integrating diverse housing options with abundant green spaces and coastal access. The entire residential zone is slated for Phase 1 development, emphasizing a cohesive and connected living environment.

High-Rise Apartments

Modern living in 20 to 40 floor high buildings:

- HIGH RISES: 5,000 Units
- HIGH END: 20,000 Units
- MIDDLE END: 30,000 Units
- LOW END:
  - Section A: 600-750 Sq.ft (1 & 2 BHK)
  - Section B: 450 Sq.ft (1 BHK/Studios)

Luxury Bungalows

Spacious living with expansive plots:

- 25 Very High-End: 10,000 Sq.ft with 2-3 acres land + pool
- 50 High-End: 3,000-5,000 Sq.ft with 20,000 Sq.ft to 1 acre plots
- 1,000 A+ Category
- 2,000 A Category
- 2,500 B Category

Residents will enjoy ample walkways, parks with water bodies, and easy access to white sandy beaches via designated walkways and electric buggy paths.



ASTRA CITY ACTUAL SITE PHOTOS

