



PROJECT REPORT

CODENAME BLOCKBUSTER

by Lodha, Godhbunder Road

ABOUT THE NEIGHBOURHOOD:

Godhbunder Road (abb. G.B. Road) also known as State Highway no 42, is a major road that connects the main city with Thane district. It joins to the Western Express Highway (W.E Highway) from the north which extends to become National Highway no. 8 ending in Gujrat. It connects to Eastern Express (E.E Highway) Highway become National Highway No 3 in the south. Thanks to its infrastructure links, this road has recently has become a focus region for major real estate development and has one of the prime real estate destinations of Mumbai Metropolitan Region (MMR). Areas like Kasarvadavli, Bhayanderpada and Ovala are connected from the north to the main city. The area is also served by city mass rapid transport system and city bus services.

UPCOMING INFRASTRUCTURE:

- A new creek bridge is proposed over Thane Creek between Thane and Kalwa in Thane Municipal limits. This development would increase the connectivity of the region.
- A metro line extending from Wadala to Thane via Ghatkopar has been planned by MMRDA. This project when completed would increase the connectivity and ease the difficulties faced by the commuters. The construction works for these lines is expected to commence soon as it has received approvals from the Chief Minister of Maharashtra and MMRDA chief Mr Devendra Fadnavis. The project has a total length of 31 Kms and 24 underground and 6 elevated stations. Covering Ghatkopar and Thane, it is planned to start at Wadala and end Kasarwadavli. [1]
- The area has water front development protects and Local Rail Transit (LRT) proposed. These initiatives will increase the connectivity of the area and reduce the travel time to the area.

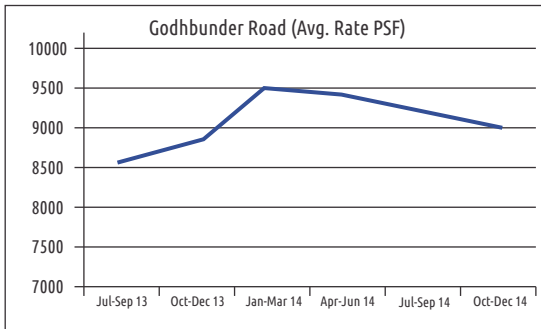
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INDIA

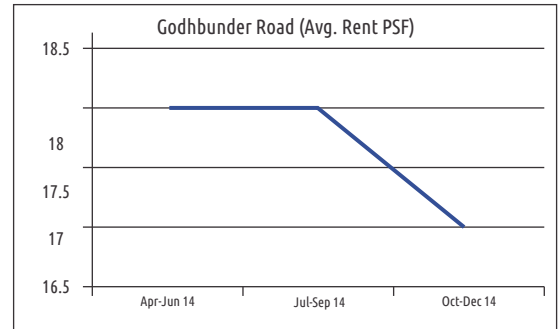
CAPITAL VALUES AND LEASE RENTALS IN THE AREA:

The capital values have gone up by about 14 per cent since Jul 2013

The rentals in this area have decreased by about 3 per cent since Jul 2013 and by about 1 per cent since Oct 2013



Source: Magic Bricks



Source: Magic Bricks

Note: The above figures indicate properties in different stages of construction, completed and ready to use properties, hence the average rates are higher.

GHODBUNDER ROAD INFRASTRUCTURE

Infrastructure*	No. of Establishments	Establishment Name*
Educational Infrastructure **	> 5	Arya Cambridge International School, EuroKids, Alpha Academy, Saraswati Vidyalaya High School and Junior College, AP Shah Institute of Technology
Banks	> 5	State Bank of Hyderabad, UCO Bank, YES Bank, Corporation Bank, ICICI Bank
ATMs	> 5	AXIS Bank, ICICI Bank, Kotak Mahindra Bank, Bank of India, Corporation Bank
Hotels / Restaurants	> 4	Classic Comfort, Asthavinayak Hotel, Hotel Shabri, Raju, Dominos
Supermarkets	> 3	National Super Market, Hyper City, Sivri Super Market
Hospitals	> 2	Kevalaya Hospital, Dr. Maheshwari Hospital, Zulekha Health Care
High Street Shopping/ Malls	~ 2	Abrol Shopping Complex, Big Mega Mart

* This list is indicative not exhaustive | ** Includes all educational institutions from Pre school to Post graduation

Source: Coldwell Banker India

ABOUT THE DEVELOPER:

Founded in 1980, Lodha Group is one of India's leading estate developers with presence in India and the United Kingdom. The company is currently has 28 ongoing projects with an estimated development of 43 mn sq ft. The company has some of the largest land reserves in MMR. The developer has projects in large cities like Hyderabad, Mumbai and Pune and in London. The group has several projects like World One which is one of the world's tallest residential structures and Palava City, planned as the largest private developments in the world. The Group has a record of concluding biggest land acquisition in India till date, by purchasing parcel of land for Rs. 4,053 Cr from the MMRDA in 2010. ^[2]

ABOUT THE PROJECT:

Lodha Splendor spread across 15-acre. Planned amenities in the project include promenades, a clubhouse and India's longest swimming pool. The project a dedicated 1 Lakh sq.ft. green areas and lavish residences having views of the the Ulhas river and Yeoor hill. The project is strategically located great connectivity to the rest of MMR (Mumbai Metropolitan Region). ^[2]



INDIA

COMPARABLE PROJECTS

Project Name	Lodha Splendor Phase II	Shree Tirupati Marina
Developer	Lodha Builders	Shree Tirupati Group
Construction Status	Pre-launch	Under Construction
No. of Buildings/Blocks/Wings	14	4
Area Under Development	40 Acres	
No. of Floors	31	18
Unit Mix	1 BHK, 1.5 BHK, 2 BHK, 3 BHK	1 BHK, 2 BHK
Unit Sizes (Saleable Area, sq. ft.)	1 BHK: 700, 1.5 BHK: 900, 2 BHK: 1,150, 3 BHK: 1,680	1 BHK: 695, 2 BHK: 1,060
Possession (exp)	2019	Dec. 2016
External Amenities	Auditorium cum Theatre, Party Lawn, Gym, Meditation Lawn, Organic and Aromatic Gardens	Garden Play Area, 24 hr Backup Maintenance, Staff Security
Price Psf (INR)	65 Lacs onwards	8,000
* This is an indicative list		

Source: Coldwell Banker India

PROJECT ON GOOGLE MAPS:



BIBLIOGRAPHY:

1. Times of India, [Online]. Available: <http://timesofindia.indiatimes.com/city/mumbai/2-new-Metro-lines-for-Mumbai-cleared-at-Rs-45000-crore/articleshow/45224095.cms>.
2. Lodha Group, [Online]. Available: <http://www.lodhagroup.com/splendor/>.