



PROJECT REPORT

Ghodbundar Road

by Lodha, Godhbunder Road

THANE:

Thane is a satellite city of Mumbai, The Thane Creek passes through the region with Ulhas River at its north. This region is well connected to the main city by various roads and highways and the railways. This region is extremely well connected to rest of the country with many state and National highways passing through this region.

GHODBUNDAR ROAD:

Ghodbundar Road is a stretch of the State Highway No. 42. It's a major connector road that connects Mumbai to other areas like Ahmedabad, Nasik and Ahmednagar among others. This road connects to other national and state highways that run through the length and breadth of the country. Within the city, the road connects to the Western Express Highway in the north and the Eastern Express Highway in the south. The road is approximately 20 Km long. This area has overall good connectivity by road and by trains.

The target groups for this area are first home buyers and investors. The first home demand in this area has been from people either residing and/or working in the Mumbai Metropolis Area; while the investment demand has been from investors from Mumbai and Thane. Despite being in the MMR region, this area scores very high on the affordability aspect, the average per square feet rates fall between INR 6,000 – 12,000. The rates vary in this range for most of the good developers like Lodha, Puraniks among others. Most of the projects have facilities like swimming pools, clubs etc., thus giving the buyer the experience and the satisfaction of buying a high end property at a very mid level price. These aspects make this area a very attractive destination for buyers looking for investment opportunities as well as the end users.

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UPCOMING INFRASTRUCTURE:

- A new creek bridge proposed over the Thane Creek between Thane and Kalwa in the 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 difficulty faced by commuters. The construction work for these lines is expected to commence very soon as it has received approval from the Chief Minister of Maharashtra and MMRDA chief Mr Devendra Fadnavis. The project has a total length of 31 Km with 24 underground and 6 elevated stations. Covering Ghatkopar and Thane, it is planned to start at Wadala and end Kasarwadavli. [1]
- The area also has water front development projects and Local Rail Transit (LRT) in the pipeline. These initiatives will increase the connectivity of the area and reduce the travel time to the area.

This area has an Air Force Base that is not expected to be developed anytime soon. This would ensure a dedicated green cover in the area. The road also has a tourist attraction spot near the Ulhas River. The area is the new favorite of many real estate developers and buyers alike because of the affordability, the connectivity and the infrastructure. The developers present in the area include Hiranandani, Lodha, Runwal Group, Wadhwa Group among many others. Many of these projects though falling in the mid income range, have most modern amenities like swimming pools, club houses, gyms etc.

GHODBUNDER ROAD INFRASTRUCTURE

Infrastructure*	No. of Establishments	Rating Score
Educational Infrastructure (Nos.)	> 10	5
Banks (Nos.)	> 10	5
Commercial/Government Offices (Nos.)	> 3	2
ATMs (Nos.)	> 10	5
Hotels / Restaurants (Nos.)	> 4	5
Supermarkets (Nos.)	> 3	5
Hospitals (Nos.)	> 10	5
High Street Shopping/ Malls (Nos.)	~ 2	3.5
Distance from the Airport (Nos.)	> 30.4 Kms.	2
Public Spaces and Parks	< 4	2
Travel Infrastructure (Nos.)	~ 3*	3
Total Score out of	60	44.5
*Roads, Railways and Metro		
Score 1-5; with 5 being the maximum		

Source: Coldwell Banker India

This area scores high on certain aspects of livability because of the existing infrastructure here. It has various international schools, good road connectivity, malls and multiplexes, convenience stores; all in the vicinity. All these are conveniently located near or off the Ghodbunder Road. This area is relatively new to development but is catching up fast, it scores low on the public spaces aspect as it has very few public parks and in the transportation aspect as public transportation though available is few and far between, especially on the northern stretch of the road. This is expected to be sorted out when the projects in the area are fully developed and people start living in the area.

We recommend this area for first home buyers as well as investors, expecting a good price increase in the future.



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