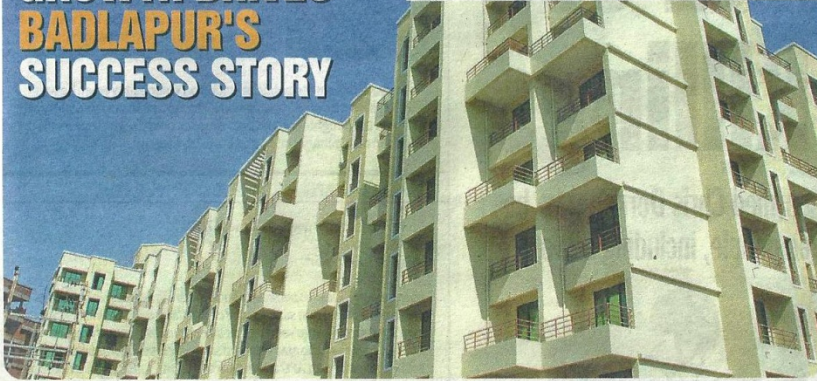


DESTINATION BADLAPUR

A CONSUMER CONNECT INITIATIVE

INFRASTRUCTURE GROWTH DRIVES BADLAPUR'S SUCCESS STORY

How will the ongoing infrastructure projects across the MMR, especially those in the vicinity of Badlapur, impact the city as a real estate destination? **Shilpa Pandya** explains



PIX: SHILPA PANDYA

It is not just the projects based within Badlapur that will have a positive impact on the location; Badlapur will also benefit from the infrastructure projects that are pan-MMR, points out Dinesh Doshi, director, Tulsi Group. "This place is

the centre point: look at the proposed Navi Mumbai airport or the Allbaug-Virar multi-modal corridor. Both will positively impact Badlapur's realty market, for the advantage it has: it is centrally located," he explains.

The first thing that will impact Badlapur's realty market is improved connectivity, points out Smita Thorat, founder and CEO, Brandniti. "By 2015, given the development of various social infrastructure projects, Badlapur's real-



ty rates will witness a good appreciation. However, the infrastructure that provides accessibility to various clusters like Thane, Kalyan-Dombivali and Navi Mumbai needs to be improved" she adds.

Rahul V Panvelkar, director, Panvelkar Group, points out the infrastructure growth in Badlapur. "There is the recent planned road infrastructure development by the MMRDA, especially the development from Shil-Phata to Karjat through Badlapur, which connects to Navi Mumbai. The NMMT bus services are active on this route. Similarly, the Vasai-Virar to Panvel bypass via Badlapur, has been approved. This will change Badlapur as a real estate destination in a big way. Plus, Godrej has shifted its production plant to Ambernath MIDC. Similar things happening across this belt, will result in more job opportunities around Badlapur. Pharmaceutical companies and

MNCs have fast growth potential in this area," he opines.

Dinesh Pandya, director, 5P Group, says that "Within the city too, we are witnessing plans for sports and entertainment infrastructure like a sports stadium and gardens. The city will develop into an integrated residential destination with lifestyle-plus amenities that will enhance the residents' standard of living," he adds.

Vasantbhai Patel, partner, Kalp Group, informs that "Ensuring smooth flow of traffic through Badlapur, a 100 feet bypass road has been planned."

"I would not be surprised if high-end realty options in Badlapur soar to touch Rs 5,000 per sq ft. Therefore, this is the right time to own a budget flat with all amenities in Badlapur," suggests Pravin Patel, partner, Raj Group.

Sanjay Patel, partner, Raj Group, shares how developers have understood the need to provide facilities for the best possible education in Badlapur. "Plus, Badlapur will also fulfill all the requirements of the residents - medical, academic, daily needs shopping, connectivity, etc. In effect, infrastructure growth will make Badlapur a leading residential destination across the MMR," concludes Patel.