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# EXPANDING BOUNDARIES

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## THANE AND BEYOND

## THANE: A GATEWAY TO FUTURE GROWTH

Will Thane soon become the queen of the suburbs with the immense infrastructure boost that is going to receive in the near future? **RAVI SINHA** gets some answers



To say that Thane has emerged as the key suburb in Mumbai and is the most sought-after realty destination would be stating the obvious. The larger issue today however, is whether the growth engine will stabilise and mature within the periphery of Thane itself or the locational/infrastructural USP of the region has more inherent potential for the future. The ground realities, no doubt, are heavily loaded in favour of Thane, stretching its periphery in the foreseeable future. Thane has strongly emerged as the gateway of future growth for the suburban development of Mumbai. Facts speak for themselves: Thane has already stretched geographically with roads from Kolshet Road to Kopri to Ghodbunder, all witness to a lot of development. Ghodbunder road, which was once dead and dark, is now home to a lot of upcoming residential projects. Thane has gradually stretched itself from Majiwada and extends

beyond Bhayander Pada. This stretch of NH 42 acquires greater importance due to its strategic location in Thane. The arterial road not only connects the eastern and western express highway joining the two ends of Mumbai, but also connects other nearby cities such as Nashik, Pune and Ahmedabad. The Thane-Navi Mumbai and Pune stretch is also emerging as a real estate destination due to the proposed infrastructure development. As a result, an investment made now in Thane, is sure to give handsome returns in the next few years. Diipesh Bhagtani, director, Jaycee Homes, has a caveat when he says that the growth of social infrastructure is crucial for the growth of any city. With the growing population in Thane, there has been an increasing demand for educational institutions, multi-specialty hospitals, malls and entertainment zones that have come up in the last few years and the number is expected to grow.

"The upcoming infrastructure, the

proposed metro and monorail network in Thane and the airport at Navi Mumbai and other suburbs in the district, is likely to contribute to the appreciation of property rates in the future. The city will be connected partly by monorail and partly by a metro line. The proposed trans-harbour link between Sewri and Nhava Sheva is also likely to benefit the Mumbai-Pune-Thane corridor by strengthening the infrastructure," says Bhagtani. Ram Makhecha, director, Vakratunda Group, agrees that Thane is poised to be a growth driver of Mumbai suburbs, as Ghodbunder road, Pokhran 2, Kolshet road, are all areas that can revitalise demand for property. "Opening up the freeway soon, developing the metro to connect Thane to BKC and Nariman Point, more highways to ease traffic, better civic amenities, developing lakes into tourist spots like Marine Drive where people come to spend evenings, more busses, increasing the frequency and number of trains on the central railway line, are all things that can be done," he adds.

Some property analysts point out that the eastern expressway, being broader with no traffic interruption between Thane and Ghatkopar, is convenient for commute. Going for-

ward, once the metro and the Santacruz Chembur link road is ready, Thane would offer connectivity to BKC, Kalina and south Mumbai.

Already, areas like Ghodbunder and Dombivli have come up as the extension of Thane and have witnessed the launch of a number of new projects. Also, from Ghodbunder road, Thane offers good connectivity to Dahisar. So, once the infrastructural push is operational, Thane will be one of the preferred locations in and around Mumbai. Mumbai can well see a New Thane or Thane Extension in the times to come.

Shilpin Tater, director, TaterWorld, sums it up quite well. "As a destination which is not just a new planned city that is attracting the residents and IT/ITeS segment, but is also shaping up well with better roads, infrastructure and reasonable price points, Thane is poised for growing even further. This is because beyond Thane, there is nothing but availability of land. That itself indicates how much the potential for Thane to grow and emerge as a case study in destination developments is," signs off Tater.

(The writer is CEO, Track2Realty)



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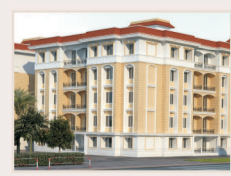


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