



# GHODBUNDER ROAD HAS CHANGED THE FACE OF THANE

**VIBHA SINGH** gives a detailed account about the positives associated with living on GB Road, which have made it an attractive residential, retail and commercial destination

**G**hodbunder Road is one of the most promising real estate markets in not only Thane but also in Mumbai. Many families have sold their properties in uptown Mumbai and settled here. Mithilesh Parikh, a resident of Manpada, says, "The road has seen major infrastructural development in the last five years. Now, it is not just a road but has become an abode for many, who wanted a luxurious space within their budget."

According to a Jones Lang LaSalle India assessment, Thane offers a large bouquet of investable options in real estate, with its relatively lower price levels providing the incentives for future capital appreciation and healthy returns. Ghodbunder Road especially, which was once just a small highway connecting Borivali to Thane, has now turned into a city suburb. It connects the eastern and western express highway via Thane. In addition, the road provides connectivity to Mira Road from Thane and localities like Mulund, Bhandup and Ghatkopar.

Shailesh Puranik, managing director of Puranik Developers, shares, "Thane and Ghodbunder Road are the central points in the Mumbai Metropolitan Region. They connect the western and eastern suburbs, resulting in high demand of houses and rise in property prices. At Ghodbunder Road, a buyer can get good quality houses at reasonable prices, with ample amenities. The civic infrastructure has also improved significantly. Therefore, this loca-

tion is most sought-after by buyers."

Until eight years back, this road was just known as highway 42. It cuts across dense forests which form a part of the Sanjay Gandhi National Park. It also skirts the Vasai Creek for most of its route and provides a scenic view of the forest. Despite development encroaching into the forest, a lot of flora and fauna continue to survive and prosper. Another lesser-known fact about Ghodbunder is that it is lined with numerous historical monuments like the Ghodbunder Fort.

However now, one can see real estate development on the both sides of the road. This road can be classified into sub localities, such as Cine Wonder, Tulsidham, Manpada, Vijay Nagari (Waghbil), Hiranandani Estate, Suraj Water Park, Anand Nagar, Kasarwadavali and Ovala. A Kalpataru spokesperson adds, "To complement the growth in infrastructure and rise in population, there has also been an increase in the retail, lifestyle and entertainment options in this area." This makes this road a great investment option. Also, since most of the areas of Thane have been saturated, there are many companies which are shifting their bases to Ghodbunder Road.

The Thane Mahanagar Palika has also developed very good infrastructure and connectivity to Thane station through service roads on both sides of the highway. Four bridges within 2-3 kilometres have been constructed in the last one year and two

more are coming up due to which the problem of traffic jams will get solved. Ten foot-over bridges with escalators are proposed to be completed in the next 24 months. Dilip Kawathkar, joint project director (PR), MMRDA, informs, "The monorail is also proposed for 2016-17, which will connect the area to the western suburbs like Mira Road and Borivali. Ghodbunder Road is the emerging area with regards to real estate, business, etc. Due to the planned monorail project, Mumbai would get an alternate space which is nearer to the city and is still undiscovered. Thus, the monorail would connect the western as well as the eastern suburbs via Ghodbunder Road, boosting the city's connectivity."

Mayur Shah, managing director, Marathon Group, points out, "Many buyers today consider the infrastructural development of areas neighbouring the property they are considering, as a criteria for evaluation." The area has some good upcoming residential projects by Hiranandani Group, Runwal Group, Neelkanth Group, Lalani Builders, Shree Constructions, Cosmos Group, etc., which includes some luxury projects.

It also has a lot of schools, colleges, hospitals, retail outlets, to meet the day-to-day needs of the residents. There are a number of restaurants situated in the area too. The Yeoor range runs parallel to the Ghodbunder Road, providing a nice backdrop. It is close to places like Manpada, Kolshet, Pokhran Road 2 and so on.