

Badlapur on the fast track

The suburb is poised to grow even faster in the coming five years than it did in the past five years.

Vibha Singh elaborates

Badlapur is one of the fastest growing suburbs in Mumbai. A small town on the periphery of the Mumbai Metropolitan Region (MMR), Badlapur is virtually divided in two areas - east and west, by the central railway network. Badlapur east is mostly built on the hills and so are some parts of Badlapur west. The Ulhas river flows between Kulgaoon and Badlapur. According to a Kalpataru spokesperson, "Massive development has taken place in Badlapur, transforming it into a self-sustained suburb. It is well connected to the Mumbai-Pune express highway and even to Navi Mumbai. Many branded developers have started constructing their projects here. Badlapur has now transformed in a happening suburb, with a lot of residential and infrastructural development."

The economy of Badlapur is mainly locally driven. It has witnessed industrial growth as a spillover from Mumbai city and is growing rapidly in terms of industrial development, providing employment to a large number of workers. Subhankar Mitra, head-strategic consulting (west), Jones Lang LaSalle India, opines, "Currently, Badlapur is seen as an affordable housing destination, given the high real estate prices in other parts of Mumbai. In terms of the residential sector, it caters primarily to the lower and mid-income segments. Badlapur is cosmopolitan in nature and attracts many migrants looking to settle there, owing to the cost-effective pricing of housing."

After Thane, Kalyan and Dombivli, Badlapur is increasingly attracting home buyers who prefer to live in the suburbs due to the amenities available and affordable rates. In the coming five years, the biggest advantage for the area would also be its proximity to Mumbai by the central railway. It is 20 kms from the Taloja industrial estate, which has the presence of big companies such as Bharat Electronics Ltd (BEL), UB, Hindalco as well as branches of different banks like HDFC, Axis Bank, etc. The distance from work places - the CBDs and secondary CBDs, is just right. Plus, the 'job potential areas' include Navi Mumbai and the Panvel-Karjat region, apart from Thane. This has gained Badlapur and its peripheral areas the



preference of home seekers whose budgets are inadequate for homes available in areas like Thane, Dombivli or Kalyan. Mohan Tharwani, director, Tharwani Infrastructures, says, "One of the major advantages of buying a flat in Badlapur, are the serene atmosphere, the economical rates, the presence of a township which is near to the station." In earlier times, Badlapur used to be defined largely by standalone homes, with open areas and gardens. However, the trend is changing now; over the last two years, large apartment complexes have started cropping up. Residential growth in Badlapur is now beginning to happen vertically. Shailesh Puranik, managing director, Puranik Builders Pvt Ltd, informs, "Owing to its affordable real estate prices, Badlapur is



gaining importance as a residential destination.

We see rapid infrastructural development taking place in Badlapur. It is well connected to the Mumbai-Pune expressway and even to Navi Mumbai. The government is complementing the area with good roads and the proposed monorail project up to Kalyan. In the coming years, Badlapur is expected to absorb the future growth in population, business and commercial activity in the region." The important point is that Badlapur is an affordable location in the suburbs with a prevailing unit capital value ranging from Rs 2,700-3,300 per sq ft. Currently, there are large tracts of land available here and some township projects are coming up. A healthy demand for affordable housing

from middle class is expected to give good returns on investment in this area in the long term.

Mayur Shah, managing director, Marathon Group, adds, "Badlapur has witnessed a massive inflow of population from across various suburbs from Mumbai in the recent past. In a short span of five years, the town has undergone a sea of change following the rapid infrastructure growth in the vicinity, making it the most preferred and affordable real estate destination across the MMR. There are various reasons that have contributed to the fast growth of Badlapur that include proximity of the suburb to Mumbai, Pune, Navi Mumbai/Panvel, Dombivli and Kalyan." Mitra concludes, "In the next five years, since Badlapur encompasses the old Badlapur village, Kulgaoon, Manjarli, Belavali, Katrap and many other small villages, the area will develop in different blocks and carve out, while keeping in mind the needs of small scale and large scale industries."

QUICK BYTES

Badlapur has witnessed industrial growth as a spillover from Mumbai and is growing rapidly in terms of industrial development, providing employment to a large number of workers.

In the coming five years, the biggest advantage for the area would also be its proximity to Mumbai by the central railway.