

CHANGING CITYSCAPES BHANDUP

# Quick connections

**GAINING GROUND** Proximity to developed areas such as Thane and Powai make Bhandup a preferred destination for residential investment

**B**handup is one of the oldest suburbs and has witnessed massive growth in the past decade. This growth has been possible due to all-round infrastructure development in this central suburb. In the last few years, Bhandup has turned into an up-and-coming residential area compared to the north-eastern suburbs.

It was earlier known as the hub of industrial activities. Good connectivity, improved lifestyle and rapidly changing infrastructure with various retail malls, multiplexes, schools, colleges, banks, hospitals and parks make Bhandup a well-equipped living destination.

Bhandup is well-connected with the rest of the city via a train junction along the Central railway line as well as a busy road network. BEST buses, special state transport bus service and ladies special buses ply frequently in this locality. While travelling in a local train from CST, the station before Bhandup is Kanjur Mang, followed by Nahur.

Many years ago, Bhandup was a dense forest area, however it is now witnessing a growth in the number of industries, becoming a popular destination for investors. The increasing number

of industrial establishments such as Crompton Greaves, CEAT Tyres and Asian Paints Ltd, is a contributing factor to the employment rate in the locality. However, the downside of this industrial development has been the increase in pollution rate in this area. Kanjur Mang and Nahur are the immediate neighbourhood destinations that literally merge with Bhandup.

**Connectivity**  
Connectivity is one of the USPs of Bhandup, with a strong rail network and equally supportive road linkage.

Bhandup emerges as a hub of transportation and automobile spare parts. "Towards the Eastern Express highway, there are several bus depots which connect the locality to South Mumbai, other eastern suburbs and Thane," points out Niraj Agrawal, proprietor, Marathons Group.

Navi Mumbai is also accessible from Bhandup via the Mulund-Airoli link road and to the western suburbs through Jogeshwari-Vikhroli link road (JVLR).

**Social amenities**  
Bhandup boasts of an array of schools and colleges.

The increasing population has improved the demand for social amenities in this sub-

urb. "Over a period of time, number of schools such as DAV and Pwarr Public School, Fortis Hospital, malls and shopping complexes such as Nirmal Lifestyle and Neptune Magnet Mall have come up in and around this suburb," explains Mayur Shah, managing director, Marathons Group.

Top colleges in the vicinity include Ramnand Arts DAV College, National Education Society's Ratnam College of Arts, Science & Commerce and VK Krishna Menon College.

With many amenities available, residents say that Bhandup offers them a quality life. Bhandup serves as a good area for families to settle with Bhandup's location in Powai, close to Bhandup, Easy accessibility to station on the central line, makes it quite easier to schools such as GS Shetye International

**Entertainment**  
For social amenities like schools, hospitals and entertainment options, residents commute to nearby neighbourhoods such as Thane, Mulund and Chembur, which are five to 10 kms from Bhandup, says Niraj Agrawal. Development of residential property in Bhandup is complemented by provision of good quality educational institutes, medical care, retail development and other social infrastructure. In recent years, several mall and luxury hotel construction projects have been initiated in Bhandup. Malls such as Nirmal Lifestyle, the Dreams

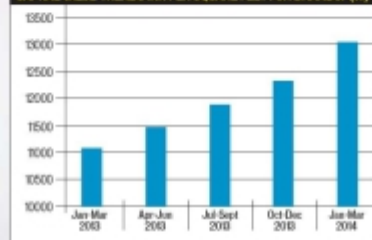
mall and Magnet Mall keep the residents engaged in their leisure outings, says a spokesperson from Kalpataru.

Another important factor that sets Bhandup apart from others in terms of its popularity is the presence of a vast green cover because of its proximity to Sanjay Gandhi National Park which is located in Borivli. It is also chosen by many Bhandup residents to spend quality time with family members, away from the noise in the city.

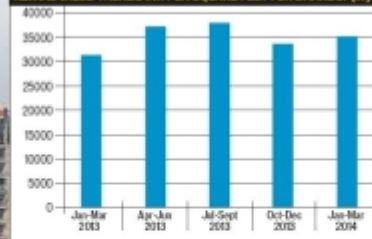


Malls in Bhandup are popular leisure spots for residents.

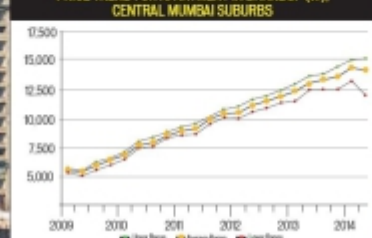
**CAPITAL VALUE-TRENDS INR PER SQUARE FEET FOR BHANDUP (W)**



**RENTAL VALUE-TRENDS INR PER SQUARE FEET FOR BHANDUP (W)**



**PRICE TREND FOR APARTMENT IN BHANDUP (W), CENTRAL MUMBAI SUBURBS**



**INFRASTRUCTURE**

On the infrastructure and connectivity front, Bhandup is extremely well connected with the rest of the city through a dense road network. It is also a central location that has easy connectivity with Mumbai, Thane and Navi Mumbai. Bhandup is well connected to the two ends of Mumbai city (Thane and South Mumbai) through arterial roads such as LBS Marg and the Eastern Express Highway, says a Kalpataru spokesperson. It is also connected to other neighbouring cities such as Thane and other state and national highways. The suburb is close to the domestic and international airport through Powai and Santacruz-Chembur Link Road.

**NEW PROJECTS**

According to Niraj Agrawal, Bhandup caters to the middle income group. Rishabh Universal, Marathons Group and Kalpataru Ltd are the major players who have residential projects here. Kalpataru Crest and Marathons Miryo are the two lauded projects that are under construction in Bhandup. Some of the other popular ones include Lodha Imperia, Joy Homes, Mayuresh Residency among others. "Bhandup has evolved immensely in the past few years due to the massive infrastructure growth in this suburb. This has attracted many real estate developers to come up with their projects in this suburb. Home buyers have also been keen on investing in real estate projects in Bhandup due to growth and potential investment benefits in the near future," says Mayur Shah.

**RENTAL RATE**

A 2-BHK in Bhandup costs about ₹25,000 per month and a 3-BHK is in the range of ₹40,000 to ₹50,000 per month. The scope of rental scenario is expected to improve in the years to come, as working professionals in corporates might consider shifting here with new projects offering possession.

**CAPITAL RATE**

Niraj Agrawal states that the ongoing residential values here are in the range of ₹12,000 to ₹15,000 per sq ft. "There is tremendous upside in this locality as the capital values are comparatively low. Prices will increase by 70% to 100% in the next three to five years," says Niraj Agrawal. "It will take three years for full-scale development to take place in this locality. Post that, we can expect famous brands also to enter the market." Due to rising land prices and upgraded infrastructure, investments in Bhandup are expected to fetch high returns. Until then, Mayur Shah, managing director of the Marathons Group, expects a 30% appreciation over a span of five years.

**PROJECT TRACKER**

**CURRENT RESIDENTIAL PROJECTS IN BHANDUP**

Item	Developer	Typ (BHK)	Reg. No (S/L)	Date of possession	Price (₹)
Marathon Miryo	Marathon Group	1/2 BHK	639	End of 2015	70 Lakh Onwards
Kalpataru Crest	Kalpataru Ltd	2/3 BHK	1331-1776	June '16	1.8-2.4 Cr Onwards
Mohindra Lifespaces Splendor	Mohindra Lifespaces	2/3 BHK	1000-1651	Ready-to-move	2 Cr Onwards
Lodha Imperia	Lodha Group	3 BHK	1233-6684	Ready-to-move	1.8-2.9 Cr



Bhandup offers many open spaces, including scenic salt flats.

**builderspeak**

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MAYUR SHAH, MANAGING DIRECTOR, MARATHONS GROUP