THANE: AN EMERGING MEGAPOLIS

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Thane: Stack-up against Mumbai

	Population Density*	Green Coverage	Decadal Population Growth***	Pollution levels**	Slum Population
Thane	14,360	25%	52%	73	3.2 lakh
Mumbai	28,500	13%	4%	117	52 lakh

On the liveability quotient, Thane is certainly way better than Mumbai

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VALUES OVER VALUE

What's Driving the City of Lakes?

1

Excellent Physical Infrastructure

- Road and rail connectivity to Mumbai and Navi Mumbai
- Series of flyovers and wide arterial roads

3

Planned Upgrades

- Upcoming metro and mono rail
- Digi Thane initiative
- Lakes' beautification
- Cluster redevelopment
- Part of Smart Cities Mission

2

Enriched Social Infrastructure

- 6 - 8 malls and shopping complexes
- More than 15 schools & colleges
- Around 14 hospitals
- 2 - 3 amusement parks
- Serene climate - hills and lakes

4

Massive Land Availability

- Nearly 2,700 hectares planned for residential developments*
- 804 sites spread across an area of around 1,300 hectare reserved for various public purposes
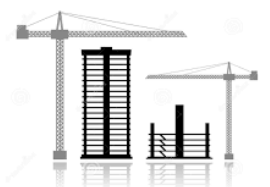
Thane possesses all the ingredients to emerge as a MEGAPOLIS

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VALUES OVER VALUE

Buzzing Commercial Office Sector

5 msf

Grade A Inventory

7 lakh sf

Inventory pipeline

₹ 58/sf/month; 1 quartile of Nariman Point & BKC

Avg. Grade A rental

Major corporates are increasingly expanding in Thane; significant rental advantage

Booming Residential Developments
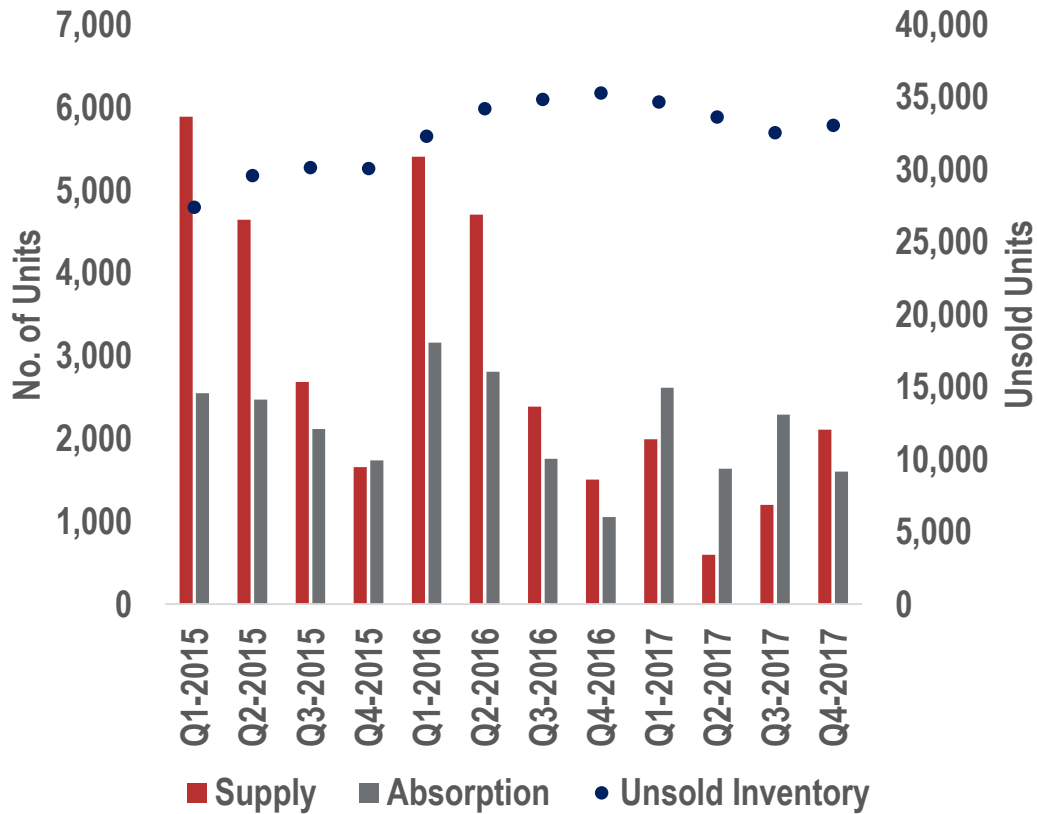
- Nearly **70,000 units** added between 2012-2017
  - **53%** already **absorbed**
  - 74% came in Ghodbunder Road, Kolshet Road and Majiwada

- **46%** supply: INR 60 Lakh – INR 1.2 cr

- **Contributes nearly 15-20% of MMR's supply** every year

- **30% increase in wt. avg. price** during the last 5 years, compared to only 13% in MMR

Massive residential options; volume driven businesses

SWOT Analysis

STRENGTHS

- Excellent connectivity
- Good social infrastructure
- Plethora of real estate options

WEAKNESSES

- Housing options far from the railway station
- Located at a distance from CBD/BKC/Airport

OPPORTUNITIES

- Expansion of major corporates
- Land availability for large-scale residential developments
- Proposed infrastructure developments to further improve connectivity and boost sentiments

THREATS

- Stress on infrastructure
- Traffic congestion
- Delay in redevelopment of unauthorised dilapidated settlements

Strengths & Opportunities outweigh the Weaknesses & Threats

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Massive Business Opportunity

33,000 unsold units presents tremendous business opportunity for channel partners

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Thank You