



ACCESSIBILITY

**Connected to major
Mumbai arterial
roads**



NATURE

**Open recreational hubs
and gardens**



INFRASTRUCTURE

**Exciting and upcoming
social & commercial
infrastructure**



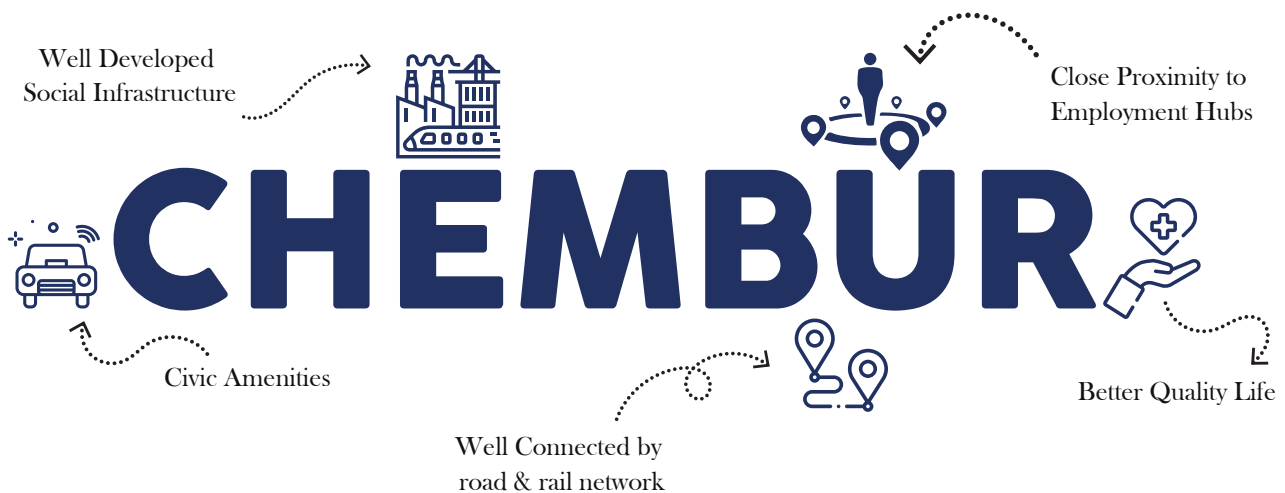
130%
**APPRECIATION
POTENTIAL**

CHEMBUR, THE HEART OF MUMBAI

The emerging investment destination in MMR

WHY CHEMBUR?

Chembur is an emerging micro-market in the central part of Mumbai and well connected to various parts of MMR through established road and rail network. The micro-market is rapidly transforming into a premium residential destination, with industrial units, old structures and slums being replaced by modern high-rise and mix-land use developments. Its proximity to commercial areas like BKC, Dadar, Powai, Ghatkopar and Vikhroli have augmented the growth of this micro-market.



INFRASTRUCTURE

Chembur is well developed with social and physical infrastructure. It is well connected to South Mumbai, Western suburbs and Navi Mumbai.

ACCESSIBILITY

Chembur is very well connected to prominent business centres with rail and road network. Eastern Express Highway passes along Chembur connecting the micro-market to rest of the city.

NATURE

Chembur has multiple open recreational pockets providing a serene habitat close to nature.



With established & sound accessibility, proposed infrastructure, scenic beauty, and affordable prices, Chembur is attracting both developers and home buyers.





CENTRALLY CONNECTED LOCATION



- BKC
- KJ Somaiya Hospital
- Sion Fort
- Reliance Digital



- Eastern Freeway
- St. Gregorious High School
- Chembur Monorail
- The Bombay Presidency Golf Club



- Somaiya Vidyavihar Institutes
- Raheja Hospital
- Cafe Madras
- 5 Gardens



- Mumbai International Airport
- Ghatkopar Metro Station
- Thane
- Fort

WHAT MAKES THIS THE RIGHT TIME TO INVEST?



SCLR - 3.5 km long extension to Vakola & Kurla



Metro Line 2 and Metro Line 4 are currently under construction and are expected to be completed by year 2022-23.



Under-construction 36 metre wide road along the project connecting Eastern Express Highway and Monorail Station.



Artist's Impression

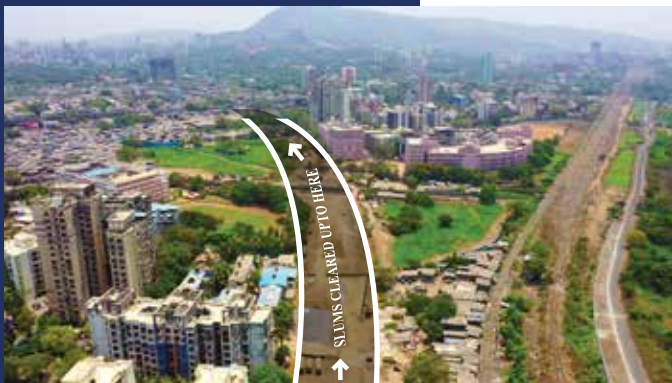


PROPOSED ROAD DEVELOPMENT



Under-construction 36m (120ft.)
road from Eastern Express Highway







Approach road to the project, heading
towards Ramkrishna Chemburkar
Marg near Fertiliser Township Metro
Station.



The work on this road has begun
and upto 30% of slum clearing has
taken place.

**ONCE READY, THIS DEVELOPMENT WILL LEAD TO
SIGNIFICANT PRICE APPRECIATION.**

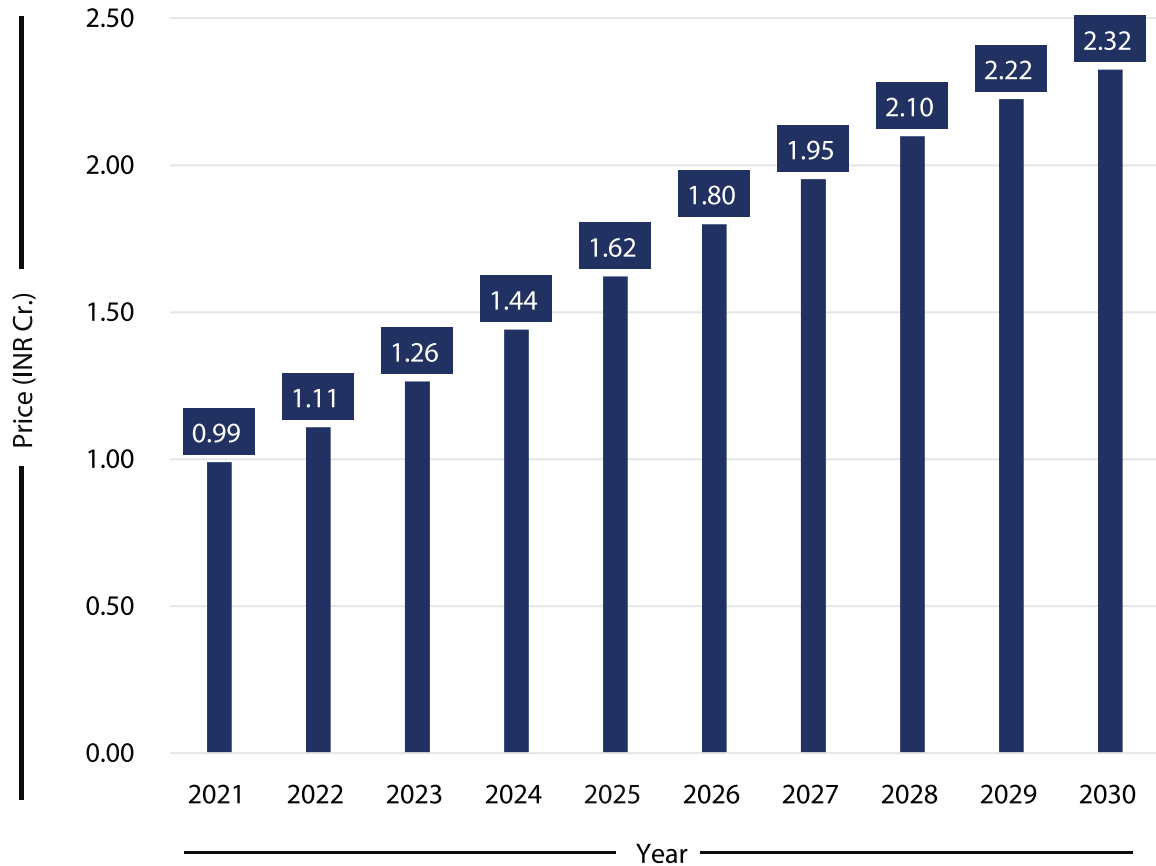
INFRASTRUCTURE ENHANCEMENT

INFRASTRUCTURE DEVELOPMENT	DETAILS	IMPACT
 BKC CONNECTOR	The 1.6-kilometre-long and 17 metre wide flyover opened in 2019 connecting BKC to Chembur.	Direct connection to BKC within 5 minutes.
 UNDER-CONSTRUCTION 36 M ROAD DEVELOPMENT	Under-construction 36 meter wide road along the project connecting Eastern Express Highway and Monorail Station.	Improve approach to the project, enhance connectivity and nearby slums cleared.
 SLUM REDEVELOPMENT	Slum redevelopment and relocation of slum dwellers in High rise apartments. Some eviction notices already given.	The redevelopment will lead to proper planning of the area with sound infrastructure, hygiene and security.
 MONORAIL PHASE 2	11.48 km long Phase 2 of Mono Rail opened in 2019 connecting Wadala to Jacob circle completing the ambitious project of 20 km monorail route inaugurated in 2014.	It enables travelling from Chembur to Jacob Circle in 40 min at minimum expenses. The Phase 2 has improved connectivity of central suburb to South Mumbai.
 SCLR EXTENTION BETWEEN KURLA AND VAKOLA	3500 m long extension to existing SCLR is under construction and is expected to complete in four years.	It will reduce massive traffic jam in Kurla (West), near Kapadia junction and BKC.
 METRO LINE 2	Line 2 is a 42.20 km under construction elevated metro line connecting Dahisar East with Mandale through 39 stations. It is expected to open in 2022.	It shall provide connectivity between the Western, Central and the Northern suburban Mumbai and is expected to reduce travel time by 50%.
 METRO LINE 4	Metro Line 4 from Wadala to Kasarvadavali is 32.32 km, long elevated corridor with 32 stations. It is expected to open in 2022.	It will provide interconnectivity among the existing Eastern Express Highway, Central Railway, Mono Rail reducing travel time from Central Suburbs of Mumbai to Peripheral Suburbs of MMR.

PRICE APPRECIATION

IN 10 YEARS

PRICE APPRECIATION



SLUM
REDEVELOPMENT

12%

APPRECIATION



BKC
CONNECTOR

8%

APPRECIATION



UNDER-CONSTRUCTION
36 M ROAD
DEVELOPMENT

17%

APPRECIATION



MONORAIL
PHASE 2

8.5%

APPRECIATION



SCLR EXTENSION BETWEEN
KURLA AND VAKOLA

12.5%

APPRECIATION



METRO LINE 2

11.5%

APPRECIATION



METRO LINE 4

11.5%

APPRECIATION

130%+ APPRECIATION IN PRICE

BASED ON A STUDY DONE BY

