

WELL-CONNECTED DESTINATION: CHEMBUR

Thanks to robust connectivity and a developing physical and social infrastructure, Chembur has attracted endusers and investors alike

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Competitive edge: Located in central south Mumbai, Chembur is surrounded by several neighbourhoods including Ghatkopar, Deonar, and Mahul. With several industries, film studios and hospitals situated here, there is a constant demand for residential real estate.

Physical infrastructure: Chembur is well-connected to all parts of Mumbai via key arterial roads. Chembur is also located along the Mumbai-Pune route and hence anyone travelling from Mumbai to Pune has to pass through Chembur. The region boasts of a good public transport system with autorickshaws and BEST buses. Mumbai's harbour line has a railway station in Chembur as well. Supporting this is the development of the Monorail along the Wadala-Jacob Circle route, the second phase of the metro project from Ghatkopar to Chembur and the Anik-Panjrapol Link Road (APLR) elevate road stretch and Santacruz-Chembur Link Road (SCLR).

Social infrastructure:

The world-famous Tata Institute of Medical Sciences is situated in Chembur. World-class hospitals include Apollo Spectra and Surana Sethia. The region also boasts of several renowned educational institutions including St. Gregorios High School, RBK International Academy and Loreto Convent School. Some of the leading film studios are also situated here. The prime office markets BKC and Lower Parel are also fairly close, resulting in the market gaining traction. With residential real estate developing here, Chembur boasts of a number of retail establishments and social spaces including K Stars Mall, Cubic Mall and Bombay Presidency Golf Club.

Rental returns:

Residential capital values have shown an annual price appreciation of approximately eight per cent, which is greater than other localities of central Mumbai. The development of the SCLR is positively impacting the market and

we can expect prices to appreciate further in the next few years. The rental returns for housing in Chembur are in the range of 2.5-3 per cent per annum.



Future potential:

Traditionally an industrial suburb, Chembur has evolved as a prime area for residential real estate. The improving connectivity thanks to the various physical infrastructure initiatives, coupled with a robust social infrastructure in place, several developers are launching projects in the area and end-users are evaluating investing in this market.

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