

Infra leads the way for real estate in Navi Mumbai

Access to sound social infrastructure makes Navi Mumbai a popular destination for builders and prospective homebuyers

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Planned and developed by City and Industrial Development Corporation (CIDCO), Navi Mumbai has grown by leaps and bounds in the past few decades and has emerged as one of the most liveable cities in India.

"Navi Mumbai is home to many educational institutes offering courses in several streams. Also, many MNCs have their presence in the city with their head/branch offices, which makes the city an attractive business hub. Navi Mumbai is designed to create a balance between corporate, leisure and residential priorities of the residents," says

|| With most of the millennials now 'young parents', they have realised the importance of spending quality time with family. Also, post-Covid, the priorities of homebuyers have changed. People now want entertainment hubs, sports complexes, and auditoriums in their neighbourhood so that they can spend quality time with their loved ones. Besides, they also need easy access to public transport and good quality roads. Since Navi Mumbai has been successful in providing residents with a robust infrastructure and holistic living experience, homebuyers are turning towards this well-planned city and making it their home.

— Manish Bathija,
owner of a leading real estate group



Anuj Puri, chairman, Anarock Group.

Unlike most urban cities, Navi Mumbai is a well-planned region that boasts of not only a robust physical infrastructure, but also the state-of-the-art social infrastructure. "Navi Mumbai is home to some of the best educational institutes in the country. The city also offers adequate healthcare facilities to its residents in the area. Navi Mumbai is also one of the cleanest and greenest cities in the country - with enough focus being put towards maintaining the green cover," adds Puri.

Cities are striving to provide a raft of critical infrastructure to support their burgeoning - in some cases, unrelenting growth; and efficient and scalable social infra-

structure will play a key role in improving the quality of life of the residents. The main highlights of Navi Mumbai are the following projects

- **Central Park:** Spread across 80 hectares of land and designed on the lines of London's Hyde Park, it boasts of green vegetation and helps the residents stay closer to nature;
- **Kharghar Valley Golf Course:** An 11-hole course spread across almost 4,552 yards - this space is famous amongst golf enthusiasts;
- **D Y Patil stadium:** From hosting many world-famous artists like A.R. Rahman, Justin Bieber and Katy Perry to the recently concluded Women's Premier League matches - this stadium opened in 2008 and is one of the best sports facilities in India.



"Navi Mumbai is home to a number of cultural centres such as the Rajasthan Bhavan, Gujrat Bhavan, Odisha Bhavan, which promote state-specific culture and tradition. The Seawoods Grand Central mall is also the biggest mall in the city where we spend our Sundays relaxing and having fun. There are many open parks in the neighbourhood for youngsters and senior citizens to spend some quality time," says Sonal Chauhan, a Nerul-resident.

Heavy investments in physical and social infrastructure would facilitate prolific and sustainable urbanisation in Navi Mumbai. While urban infrastructure can be used to attract private investment, social infrastructure can support inclusive growth. Understanding these dynamics, CIDCO is working on multiple projects.

In order to improve connectivity - the focus is on completing the Mumbai-Trans Harbour Link (MTHL) and Navi Mumbai International Airport (NMIA). The authorities are also focussing on improving suburban connectivity, by extending the existing harbour line till Dronagiri. MTHL-Farvel Coastal Road, which is also in the pipeline is another important project, which will further improve commuting.