

KHARGHAR

PAVING THE PATH TO BECOME THE NEXT BKC

CIDCO has ambitious plans to transform Kharghar node in Navi Mumbai into a dynamic corporate destination similar to Bandra Kurla Complex (BKC). This new corporate hub, known as BKC 2, will be established in the Taloja industrial area within Kharghar.

Spanning across 125 hectares, it will offer a conducive environment for businesses to thrive. Furthermore, CIDCO has set aside an additional 200 hectares to create a central park and a golf hub within BKC 2. To ensure a well-planned development, 50 percent of the area will be exclusively dedicated to high-rise structures, while CIDCO has carefully designed a layered structure and considered the development of outer fringes. These initiatives demonstrate CIDCO's vision for Kharghar's future as a prominent corporate and recreational destination.



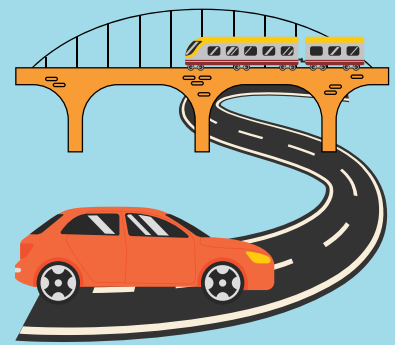
CIDCO has allocated specific areas within the development for different floor space index (FSI) values. As per the plan, certain zones will have an FSI of approximately 1 or 2, while the core area designated by CIDCO will enjoy a higher FSI of 3. This differentiation in FSI allows for a strategic distribution of development intensity, ensuring optimal land utilization and catering to various requirements. By implementing varying FSI values, CIDCO aims to create a balanced and well-structured development that maximizes the potential of the designated areas in accordance with the overall urban planning objectives.



In addition to accommodating major businesses, this township will also serve as a home for an estimated population of 1 lakh, promoting the concept of walk-to-work convenience. The development will encompass a comprehensive range of amenities, including educational institutes, entertainment venues, and healthcare facilities. These offerings aim to provide a holistic and enriched lifestyle for the residents, ensuring that their daily needs are met within the township itself. By incorporating such diverse and essential components, this vibrant community strives to create a well-rounded environment that fosters both productivity and an enhanced quality of life for its inhabitants.

The upcoming Business District will boast seamless connectivity with Thane through a cutting-edge infrastructure project. A 3 km-long tunnel is being planned to traverse through the Parsik Hill, linking the two regions. This remarkable feat of engineering is expected to incur an estimated cost of Rs. 3,000 crores. By establishing this vital connection, the Business District aims to enhance accessibility and promote efficient transportation between Thane and the upcoming hub. This strategic infrastructure investment showcases a commitment to facilitating smooth connectivity and fostering regional development, ultimately creating new opportunities for businesses and commuters alike.

To address the pressing issue of traffic congestion along the Sion-Panvel highway, the Maharashtra government has undertaken the Kharghar-Turbhe Link Road (KTLR) project, a significant endeavour valued at Rs 2,195 crore. This infrastructure initiative aims to alleviate traffic bottlenecks and enhance commuter convenience. Once completed, the KTLR will substantially reduce travel time for motorists commuting from Mumbai, Thane, and Navi Mumbai by approximately 30 minutes. This project reflects the government's commitment to improving transportation infrastructure and ensuring smoother and more efficient travel experiences for residents and visitors in the region.



With this visionary project, CIDCO aims to create a distinct and dynamic urban environment, redefining Kharghar as a prime destination for corporate activities and offering an exceptional blend of aesthetics and functionality.



Its strategic location, coupled with excellent connectivity, makes it an ideal place to call home. With well-planned infrastructure and amenities, Kharghar provides a thriving and sustainable living environment. Moreover, the ongoing development and transformation of Kharghar into a prominent corporate hub add to its investment appeal, promising potential appreciation. Whether you seek a comfortable living space or a lucrative real estate venture, Kharghar presents a compelling opportunity to fulfill your aspirations.

Real-time analysis

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