

Taloje

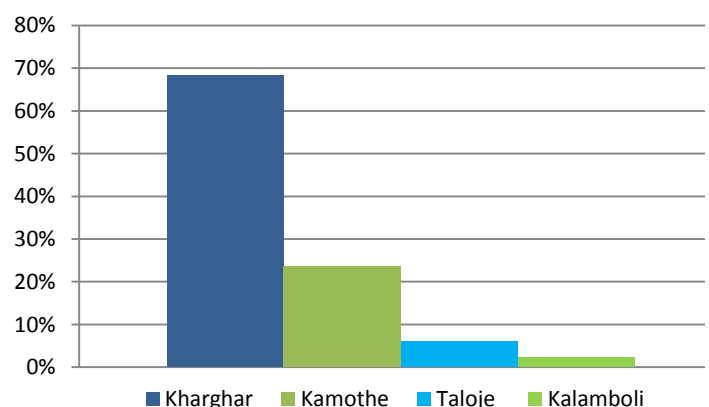
Taloje a suburb in Navi Mumbai is popular for its industries. Due to the increasing residential demand in its neighbouring micro markets (like Kharghar and Panvel), some of the industries have now moved -giving way to residential developments. Kamothe and Kalamboli are two more markets which have seen spill over residential demand from Kharghar.

Taloje lies on the Vasai Road - Diva - Panvel route of the Central Line, of the Mumbai Suburban Railway network. Sectors 9 and 17 in Taloje are amongst prime areas, as they are close to the suburban train stations.



Micro Market	Average Capital Values (Price/sqft)
Kharghar	6000 - 7000
Taloje	4000 - 4500
Panvel	5000 - 5500
Kalamboli	5500 - 6500
Kamothe	5500 - 6500

Residential Demand in Taloje and its neighbouring localities

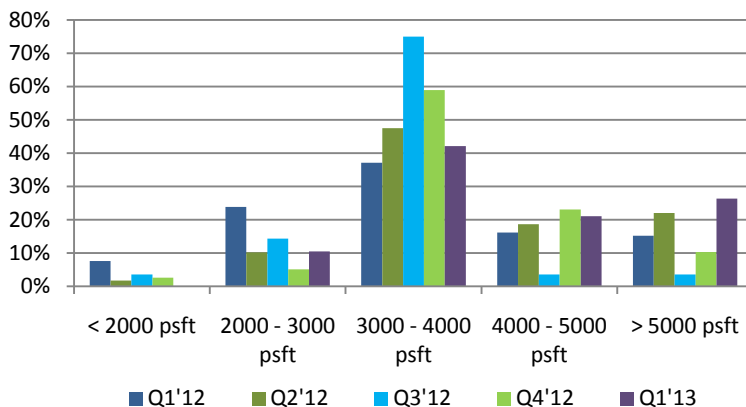


- Most of the demand for [residential properties in Taloje](#), comes from blue collared employees from the industries
- Therefore, most of the residential projects here also of low and mid segment category
- Taloje MIDC (Maharashtra Industrial Development Corporation) is a rapidly growing and progressing industrial zone of Mumbai
- The under construction Metro Rail Project planned by CIDCO will connect Belapur to Khandeshwar via Taloja- Kalamboli

Major Residential Projects in Taloje:

PROJECT	DEVELOPER	PROPERTY PRICE (INR psft)
Arista	Keystone Lifespaces	4300
Amar Harmony	Gami Group	4650
Sai riverside	Paradise group	4600
Amisha	Arihant	3350
Garden	Enkay Homes	2800
Sapphire	Skyline Group	4600
Dwisha Heights	Dwisha Developers	3800
Aura	Kamdhenu Builders	4000
Pride	Shelter Builder	4000

Budget Preference of Buyers (per Sqft unit rate)

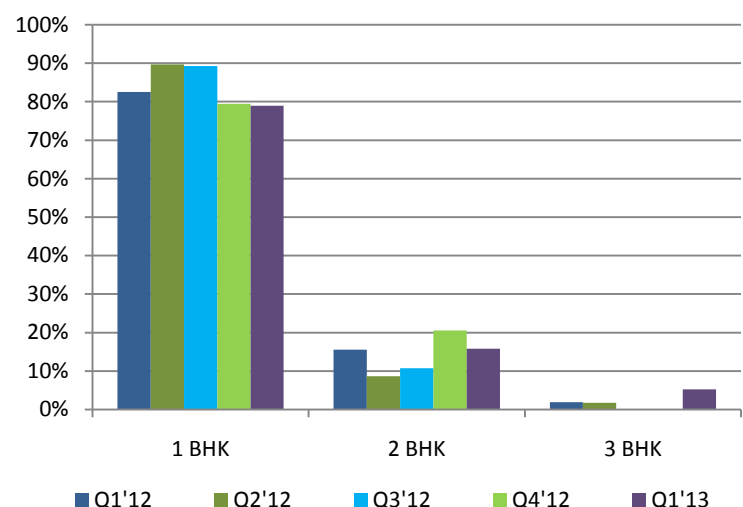


- Because of the presence of industries basic infrastructure like roads, drainage, water supply in the area is already in place
- The locality has high level of pollution from toxic gases like ammonia, released from the existing industries and is therefore not considered as liveable

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- Maximum demand in Taloje is for 1 BHK units with over 80% property seekers looking for a single room unit
- Recently the Bombay High Court raised security concerns, regarding the infrastructure developments like the under construction metro rail and the increasing number of high rises, in close proximity to the city's central prisons— Arthur Road and Taloja jails
- This raises serious questions with regard to the planning and expansion of the suburban areas
- Taloje is the locality to look for if a buyer is looking for affordable residential options in MMR

Unit Type Preference of Buyers



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