

MTHL to enhance connectivity between Mumbai and Raigad

Commute time is expected to drastically reduce from over an hour to around 20 minutes, benefiting the real estate sector as well as tourism

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Maybe not 'warp speed' like in sci-fi movies, but if a project is able to cut down travel time from over an hour to a few minutes, the feat is impressive. The newly-opened Mumbai Trans Harbour Link (MTHL) or Atal Setu, is set to reduce travel time between Sewri in South Mumbai and Chirle in Navi Mumbai, to around 15-20 minutes from the earlier duration of around one-and-a-half hours. This will not only provide connectivity to Navi Mumbai, but will also improve the travel time to Raigad and beyond.

Here are some of the key impact areas:

With MTHL, one can now quickly reach from South Mumbai to Navi Mumbai, thus creating better access to places like Alibaug, Pune, Goa, etc. This will not just save commuters' time, but also save fuel.

Navin Makhija, MD of a real estate company, mentions, "The MTHL is also an important link to the Virar-Alibaug Multimodal Corridor Project. This will result in a significant reduction in travel time between these areas."

Commercial aspect

Experts believe that many businesses will leverage the opportunity of moving to Navi Mumbai because of the MTHL.

Makhija explains, "Many businesses are expected to move to the MMR region as prices are more competitive there, as compared to Mumbai. For instance, Panvel is a well-planned city that already has good connectivity with Mumbai, Pune, and surrounding areas. Secondly, the Navi Mumbai International Airport is on the fast track to completion. This will result in the rise of property prices, transforming Panvel and the Navi Mumbai region into the next big realty destination after Mumbai."

Residential growth

Residential areas are also ex-

pected to witness a boost due to increased connectivity; rates have been on an incline in Raigad over the last couple of years. Explaining the price point, Rajkumar Singh, senior director, of residential sales

(Mumbai), Anarock Group says, "Many areas in Raigad district still offer affordable housing options within the Rs 40 lakh budget. These areas are quite liveable and have excellent connectivity to other key

micro markets in Navi Mumbai, Mumbai and Thane. As the location profile improves amidst burgeoning infrastructure facilities, housing demand may undergo a change leading to a rise in high-end

and luxury supply. Raigad is one of the nearest alternate regions possessing tremen-

dous potential. A large part of the development within Raigad is still currently

greenfield, thereby presenting a higher scope for price appreciation."