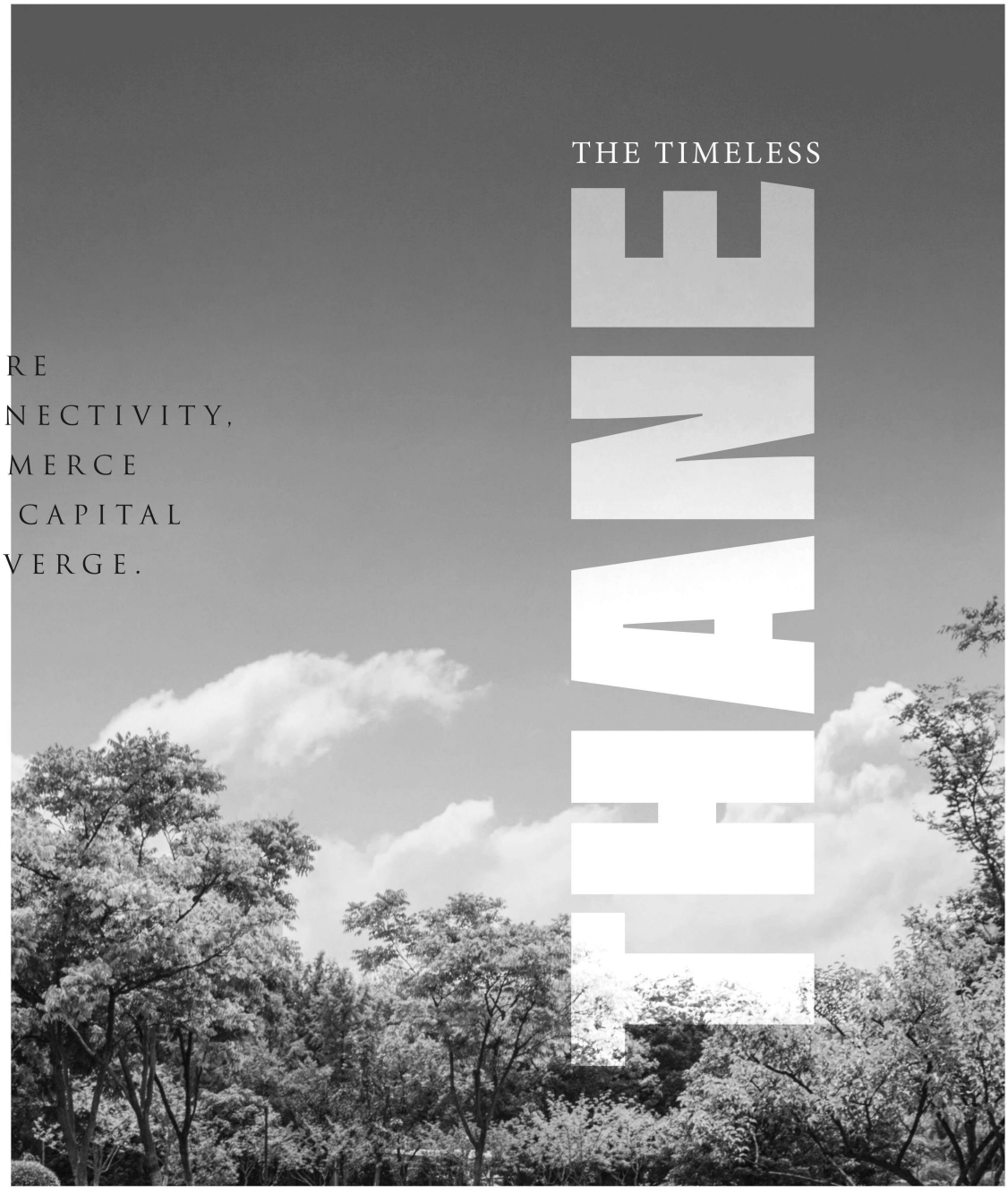
KALPA-TARU®



WHERE
CONNECTIVITY,
COMMERCE
AND CAPITAL
CONVERGE.

DECODING THE
GROWTH STORY

WHAT MAKES A CITY TIMELESS?

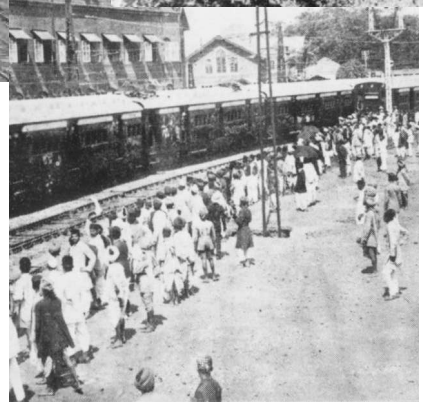
Timelessness in a city is not about resisting change, but absorbing it without losing character. Thane's planning balances nature and infrastructure, speed and stability, aspiration and comfort.

This balance attracts not just buyers, but long-term residents, families who stay, communities that mature and value that compounds quietly over time. Thane becomes part of this continuum, a location designed not for the moment, but for the years that follow.



India's railway journey began in 1853, with the first passenger train running between CSMT and Thane.





THE FOUNDATION

Every compounding city starts with a stable base. Thane's early role as a satellite suburb created affordability, population inflow and end-user depth.

Representational Images

THANE

THANE CITY OVERVIEW

FROM A SATELLITE CITY TO AN ECONOMIC POWERHOUSE.

Thane, once a suburb connecting Mumbai, stands today as an ever-evolving business metropolis of opportunity.

Thane's evolution has been driven by steady population growth and sustained end-user demand. Residential absorption has remained consistent, translating into measured and predictable price appreciation.

CITY DEMOGRAPHICS OVERVIEW

POPULATION
1.84
MILLION

POPULATION DENSITY
1,157
PERSON/SQ.KM.

AVERAGE LITERACY
89.4%

POPULATION GROWTH
51.25%

City Demographics Overview Source: Census 2011



Thane's Residential Demand - Supply Dynamics Source: ANAROCK Report 2025

PRICE APPRECIATION

36%	58%
IN 3 YEARS	IN 5 YEARS

Over the last five years, Thane has recorded 58% price appreciation, driven by infrastructure upgrades and steadily improving connectivity.

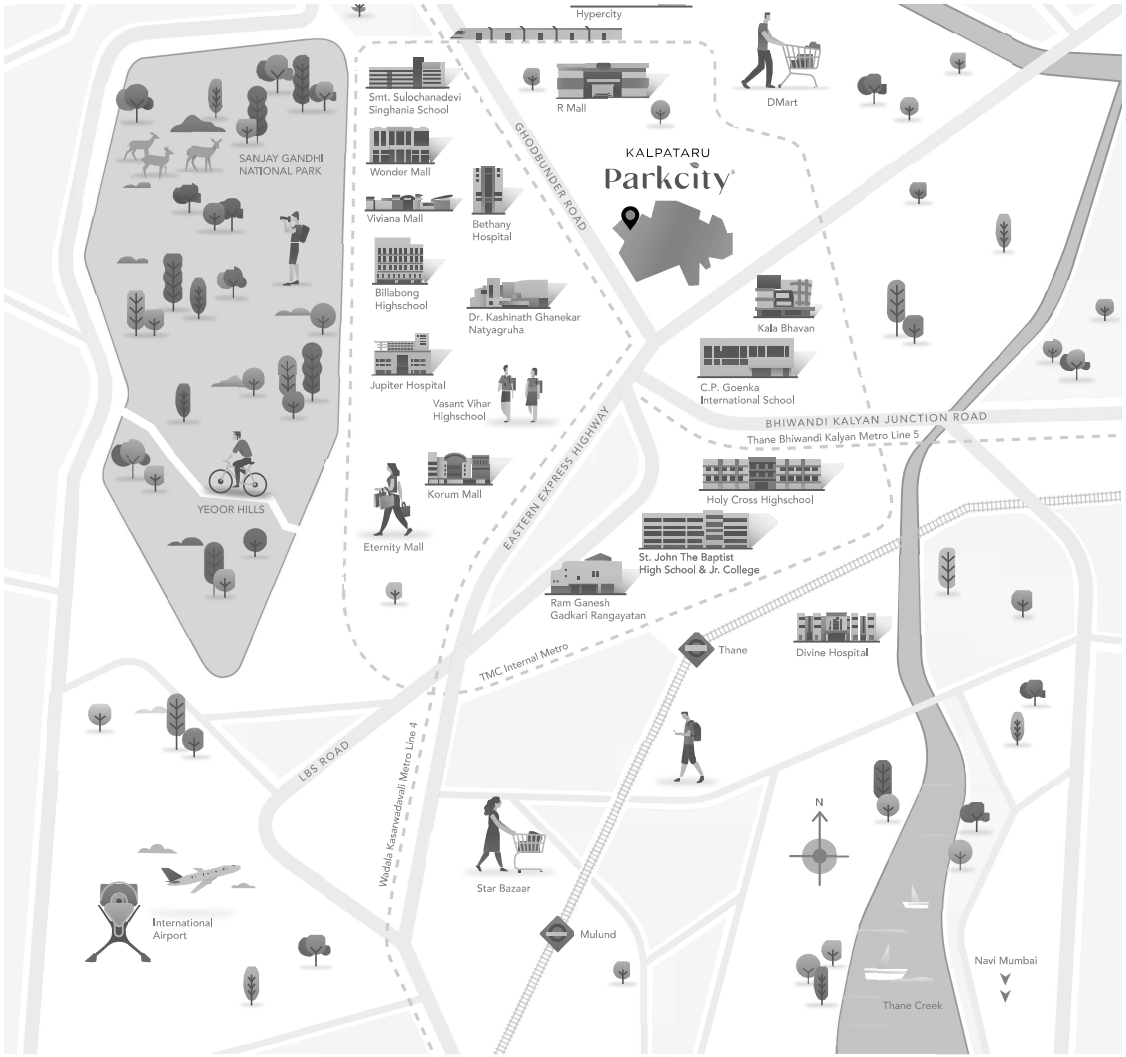
With a large-scale infrastructure boom on the horizon, the next growth phase of Thane is expected to shift from steady growth to exponential value creation and accelerated appreciation.



THANE: FROM SUBURB TO SPOTLIGHT

Thane is evolving from a commuter suburb to an integrated economic hub, promising sustained ROI and high end-user demand across the MMR.

A COMPLETE CITY, ALREADY IN PLACE.



SCHOOLS

- C.P. Goenka International 2.4 km
- Holy Cross 3.4 km
- Vasant Vihar 3.9 km
- Smt. Sulochnadevi Singhania 4.1 km
- Hiranandani Foundation 4.6 km

HOSPITALS

- Jupiter 3.3 km
- Hiranandani 3.5 km
- Bethany 3.6 km
- Lifecare 4.7 km

COMMERCIAL SPACES

- Tata Consultancy Services 3.7 km
- Oracle Business Hub 6.5 km
- Wagle Industrial Estate 7.3 km

MALLS

- Wonder 2.3 km
- Viviana 3.5 km
- Korum 4.4 km

SUPERMARKETS

- DMart 2.3 km
- More 2.4 km
- Hypercity 4.4 km
- Star Bazaar 5.8 km

ARTS & CULTURE

- Kala Bhavan 2.3 km
- Dr. Kashinath Ghanekar Auditorium 4.0 km
- Gadkari Rangayatan 5.5 km

**Map not to scale. Distances are estimated.*

INDIA'S BIGGEST BUSINESSES ARE BETTING LONG TERM ON THANE.



Representational Image

Thane today offers a growing inventory of Grade A office spaces designed to meet global corporate standards.

As leading corporates establish and expand their offices here, employment opportunities are rising sharply, strengthening the city's economic base.

With investments driving world-class infrastructure and urban growth at scale, Thane is being positioned as a self-sustaining Central Business District within the MMR.



Representational Image

AN ESTABLISHED BASE FOR GLOBAL ENTERPRISES.

TCS | HEXAWARE | CONCENTRIX | CAPGEMINI | WIPRO

AND MANY MORE...

ETPrime.com

"BNP PARIBAS INDIA LEASES 1,45,000 SQ.FT. OFFICE SPACE IN THANE."

CXOtoday.com
IT Perspective for Decision Makers

"WNS OPENS UP STATE-OF-THE-ART GLOBAL OPERATIONS HUB IN THANE, MUMBAI."

The Economic Times

"AMAZON DATA SERVICES ACQUIRES KALPATARU'S 54-ACRE PLOT IN THANE FOR ₹1,870 CRORE."

The Economic Times

"EVONIK INDIA OPENS NEW OFFICE AND RESEARCH HUB IN THANE."

MumbaiMirror

"TCS SEALS THE DEAL FOR INDIA'S LARGEST OFFICE SPACE IN THANE."

hindustantimes

"NEW BUSINESS DISTRICT PLANNED AROUND THANE BULLET TRAIN STATION."

34 INFRASTRUCTURE PROJECTS. ONE TRANSFORMATIONAL DECADE.

Thane is undergoing one of the most extensive infrastructure expansions in its history. With 34 large-scale infrastructure projects spanning metro corridors, expressways, tunnels, rail upgrades, bridges and multimodal connectivity, the total planned investment stands at ₹3,96,636 crore.

METRO & RAIL EXPANSION

10+ projects | ~₹37,000+ Cr. (Metro) + ~₹2,000+ Cr. (Rail Upgrades)

- Metro Lines 4, 5, 10 & Internal Ring Metro
- Thane–Diva 5th & 6th Rail Line
- Kalwa–Airoli Rail Link
- Station Remodelling with Global Standards
- New Railway Station & Foot Over Bridges

Impact: Capacity expansion + station-led micro-market growth.

EXPRESSWAYS, TUNNELS & ELEVATED ROADS

7+ projects | ~₹80,000+ Cr. (excluding national corridors)

- Borivali-Thane Tunnel
- Samruddhi Expy. (Mumbai–Nagpur)
- NH4 Elevated Corridor
- Eastern Freeway Extension
- Coastal Road & Elevated Connectors

Impact: Travel-time compression + direct access to business hubs.

NATIONAL & MULTIMODAL CORRIDORS

4 Mega Projects | ~₹2.7 Lakh Cr.+

- Mumbai–Ahmedabad Bullet Train
- Mumbai–Vadodara–Delhi Expressway
- Virar–Alibaug Multimodal Corridor
- Passenger Water Transport Network

Impact: Expands Thane's economic catchment across regions.

URBAN MOBILITY & BRIDGE INFRASTRUCTURE

13+ projects | ~₹5,000+ Cr.

- Creek Bridges & Rail Overbridges
- Diva East–West Bridge
- Kolshet–Kalher Bridge
- Teen Haath Naka Traffic Upgrade
- Highway Concretisation

Impact: Stronger last-mile connectivity + neighbourhood integration.

₹4 LAKH CRORES* WORTH INFRA BOOM IN THANE.

AT THE HEART OF THIS LIES KOLSHET ROAD & KALPATARU PARKCITY.



THANE RING METRO

Travel within Thane by Metro and save up to 30 min

5 min from Parkcity



METRO LINE 4

Reach Wadala in 35 min via Mulund-Bhandup-Ghatkopar

7 min from Parkcity



METRO LINE 5

Reach Kalyan/Bhiwandi 30 min faster

8 min from Parkcity



THANE-BORIVALI TWIN TUNNEL

Reach Borivali in 15 min

10 min from Parkcity

+Representational Images

*Source: Hindustan Times — Thane: 34 infra projects in pipeline, Oct 2024

As Thane evolved with economic opportunities, the city recognised the need for seamless transit networks.



EASTERN FREEWAY EXTENSION

Reach SoBo 25 min faster

10 min from Parkcity



THANE-NMIA ELEVATED ROAD

Reach Navi Mumbai Airport in 45 min

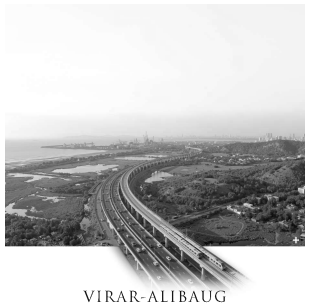
15 min from Parkcity



THANE COASTAL ROAD

Will divert heavy vehicles away from Thane, easing traffic on GB Road

8 min from Parkcity



VIRAR-ALIBAUG MULTIMODAL CORRIDOR

Ghodbunder set to get unclogged as the corridor will absorb through traffic

10 min from Parkcity

Leading to the development of infrastructure connecting the city, with future extensions already planned.



MUMBAI-VADODARA-NEW DELHI EXPRESSWAY

Linking Mumbai, Gujarat & Delhi, redefining long-distance mobility from Thane

25 min from Parkcity



MUMBAI(THANE) - NAGPUR SAMRUDDHI EXPRESSWAY

Faster connectivity to Nagpur

25 min from Parkcity



BULLET TRAIN STATION

Mumbai-Ahmedabad Bullet Train Station 30 min from Thane

15 min from Parkcity



PROPOSED KOLSHET JETTY

Water travel options cutting 20-30 min to Mumbai

5 min from Parkcity

+Representational Images

*Source: Hindustan Times — Thane: 34 infra projects in pipeline, Oct 2024

WHEN INFRASTRUCTURE MOVES FIRST, VALUE FOLLOWS.

LOCATIONS THAT BENEFITTED DUE TO INFRA AND CONNECTIVITY.



WORLI



Worli's recent price acceleration followed major connectivity interventions that materially compressed travel time. This enhanced accessibility, coupled with renewed ultra-premium transaction activity, contributed to a 30% price rise between 2022 and 2024, demonstrating the direct correlation between infrastructure delivery and value appreciation.

WHAT TRIGGERED IT

Coastal Road (Phase 1)
Metro Line 3 (Aqua Line)
70% travel-time reduction (Worli–Marine Drive)
Increase in ultra-luxury transactions

Price Impact

+30%
(2022–2024)

CHEMBUR



Chembur's price appreciation was closely aligned with successive infrastructure upgrades that strengthened its east–west connectivity. As accessibility improved and commute friction reduced, buyer confidence strengthened, resulting in sustained price growth of 25% (2010–2014) and 27% (2019–2023).

WHAT TRIGGERED IT

Santacruz–Chembur Link Road (SCLR)
Eastern Freeway
Versova–Ghatkopar Metro
Monorail
BKC Connector
Mumbai Trans Harbour Link access

Price Impact

+25% (2010–2014) **+27%** (2019–2023)

*Source: Cushman & Wakefield, White Paper on Chembur, May 2024. I ANAROCK, Report on Worli, March 2025.



THANE

Thane is now following the same trajectory. With metro lines underway, multi-modal transport corridors connecting Mumbai's business districts, township-scale developments and a ₹3,96,636 Cr. government-backed civic investment plan, Thane is entering the same infrastructure-led growth phase only at an earlier point in the curve.

THE BLUEPRINT OF A MODERN CBD

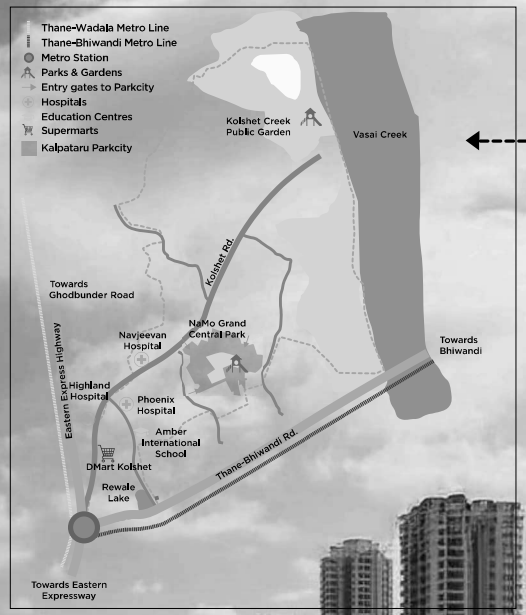
Infrastructure-Backed Residential Momentum Underway

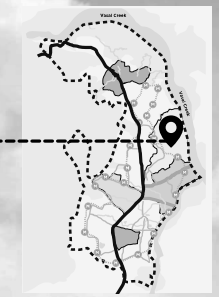
Infrastructure Corridors	Commercial Densification	Residential Boom	High Appreciation Cycles
Expressways, metros, arterial roads	Business districts, IT parks, retail hubs	Gated communities and township ecosystems	Emerging price acceleration window

KOLSHET - WHERE THANE'S NEXT PHASE IS TAKING SHAPE.

Kolshet sits at the convergence of Thane's most significant infrastructure upgrades, emerging as the city's next growth hotspot. With superior connectivity, lower congestion and large, planned land parcels, it offers what mature micro-markets no longer can, room to scale.

As infrastructure catches up with planning, Kolshet picks its pace, becoming the future-ready address within Thane.





A TOWNSHIP-FIRST MICRO-MARKET BUILT FOR LARGER LIVING & LONG-TERM GROWTH.

Lifestyle-Led Developments with open spaces, clubs and amenity-rich living.

Spacious Home Planning compared to older, denser Thane pockets.

Newer, Wider Urban Fabric with better internal roads and streetscapes.

Value with Headroom as Kolshet continues its shift from emergence to establishment.

Representational Image

KALPATARU

Parkcity®

THE CITY OF INFINITE POSSIBILITIES.

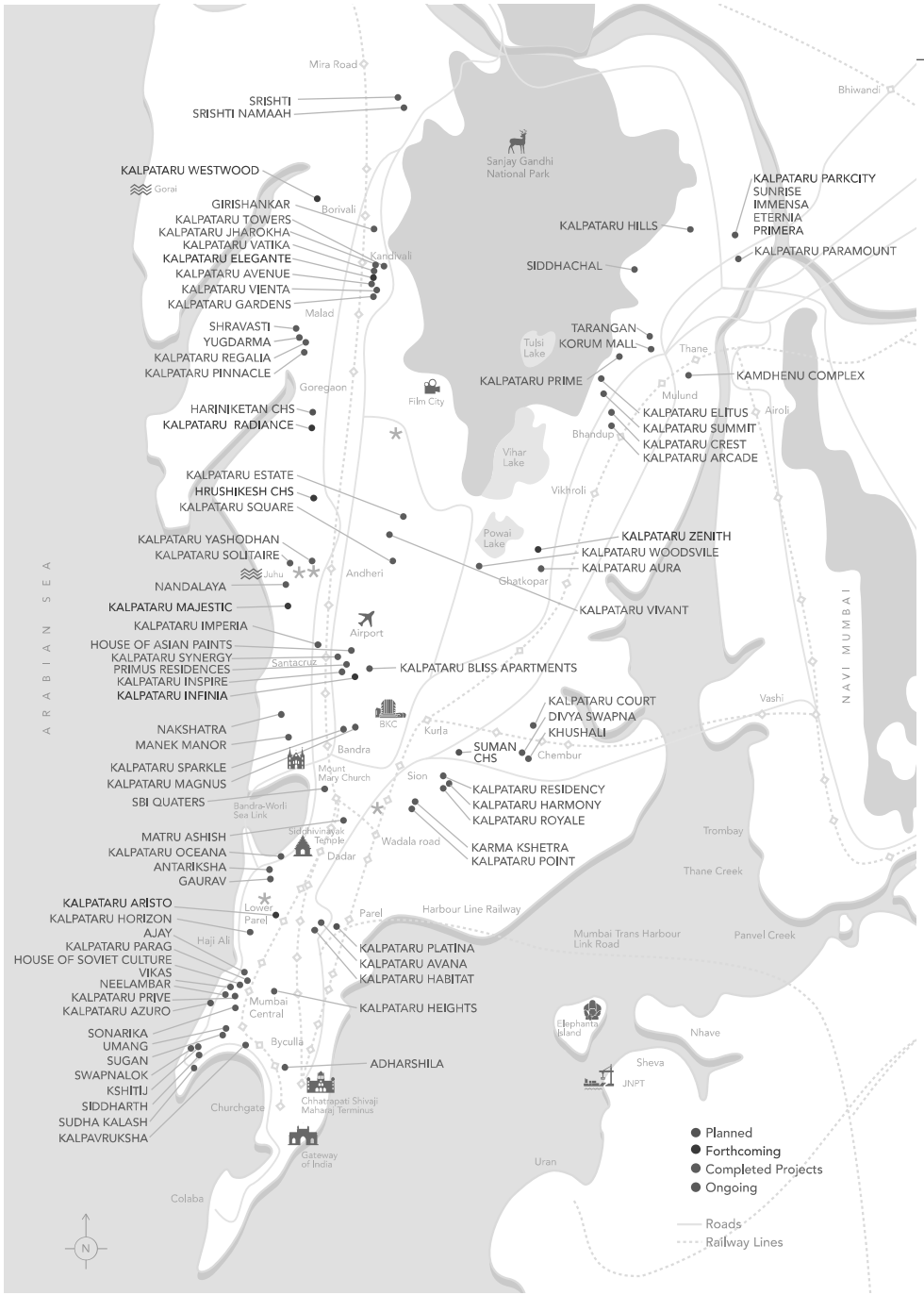
An award-winning 108-acre integrated township featuring 100+ thoughtfully curated amenities designed to offer a complete, self-sustained city experience within the city.

- 100+ Acre Township on Kolshet Road
- Wide Internal Roads with 4 Entry & Exit Points
- 20+ Acre NaMo Grand Central Park with 3,500+ Trees
- Connected to All Upcoming Infrastructure
- Vibrant High-Street Retail ~1.4L+ sq.ft. & Commercial Spaces of ~10L+ sq.ft.
- 4 Projects at Different Stages of Construction
- 74% Open Spaces in All Projects
- Multi-Layered Eco-Decks Ranging from 1 to 6 Acres
- 1,700 Delighted Families and Counting
- ICSE School
- Ganesh Temple
- 100+ Amenities for All Ages

Artistic Impression



Shot on Location



WHAT KALPATARU MEANS TO THANE.

For decades, Kalpataru has shaped Thane's skyline and way of life. With over 3.7 million sq.ft. delivered across landmark developments in Thane from Korum Mall to Kalpataru Paramount and many more, Kalpataru has played a defining role in shaping the city. Today, with 5,900+ families calling Kalpataru home, the brand's presence in Thane is defined by trust, scale and enduring value. Building on this legacy, Kalpataru has already brought to life its most ambitious vision in Thane.

Kalpataru Parkcity is a 100-acre integrated township. With Sunrise and Immensa delivered, and 1,600+ families already living here, Parkcity today stands as a thriving ecosystem of luxury residences, commercial spaces, retail, entertainment and a school. Thoughtfully planned around Thane's largest integrated green space the NaMo Grand Central Park, it represents a new benchmark for holistic living in Thane. This is more than a new address. It is Kalpataru's vision for Thane's holistic, future-ready and ultra-luxury living.

25 YEARS OF STRONG FOUNDATION

6K+ HAPPY FAMILIES AND COUNTING

06 PROJECTS DELIVERED

THE KALPATARU LEGACY

MORE THAN **55** YEARS OF TRUST

PRESENCE IN **11** CITIES ACROSS INDIA

MORE THAN **30.65** LAKH SQ.M. OF AREA DELIVERED

126+ PROJECTS DELIVERED

24K+ HAPPY FAMILIES AND COUNTING

Sector B - Tower A and B (Estella) is registered
with MahaRERA under Registration No. PR1332022500106.
Details available at: https://maharera.maharashtra.gov.in/

KALPA-TARU®

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