

DOMBIVLI, MMR

Micro Market Report

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December 2024



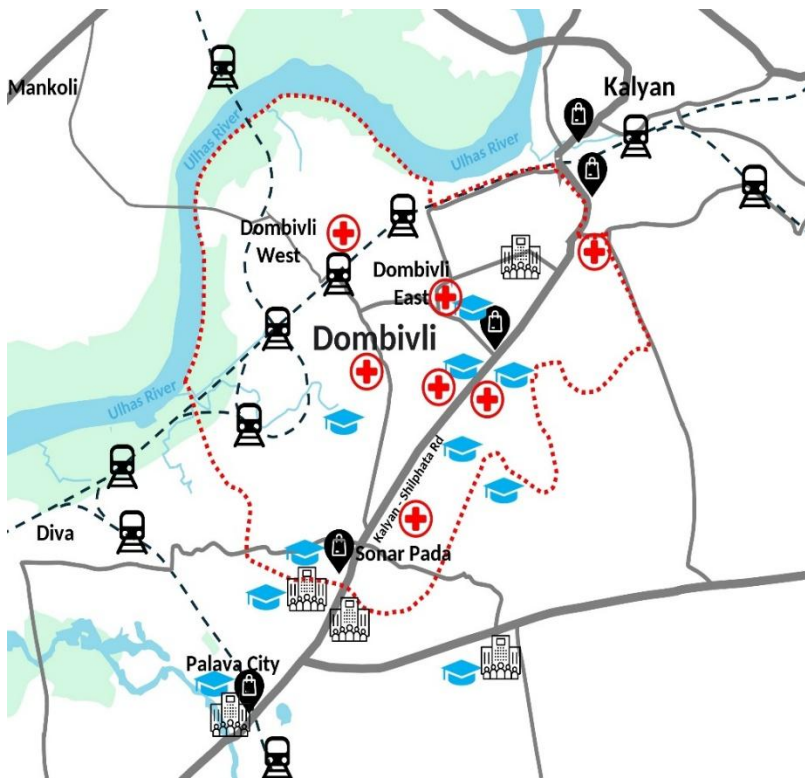
Location Mapping

Dombivli, a suburban micro market located on the banks of Ulhas River in Maharashtra's Thane district, is one of the fastest developing growth corridors and has played a significant role in transforming the image of the MMR (Mumbai Metropolitan region).

Dombivli comes under Kalyan-Dombivli Municipal Corporation (KDMC). Dombivli is divided into two major parts, i.e., Dombivli East and Dombivli West. It is located 40 kms from Mumbai, around 25-30 kms from Thane, and 25 kms from Navi Mumbai. Dombivli, along with Kalyan, is a micro market that thrives in both cultural and economic aspects.

Dombivli-Kalyan is a city that serves as an extension of Mumbai and is currently being developed into a Smart City. Dombivli has experienced rapid development in recent decades, driven by a growing population and rising demand for housing and infrastructure.

Dombivli is evolving as a residential micro-market with modern amenities, recreational areas, and educational institutions, creating a micro-market that promises a tranquil suburban lifestyle without compromising on urban amenities.



Map not to scale, for representation purposes only



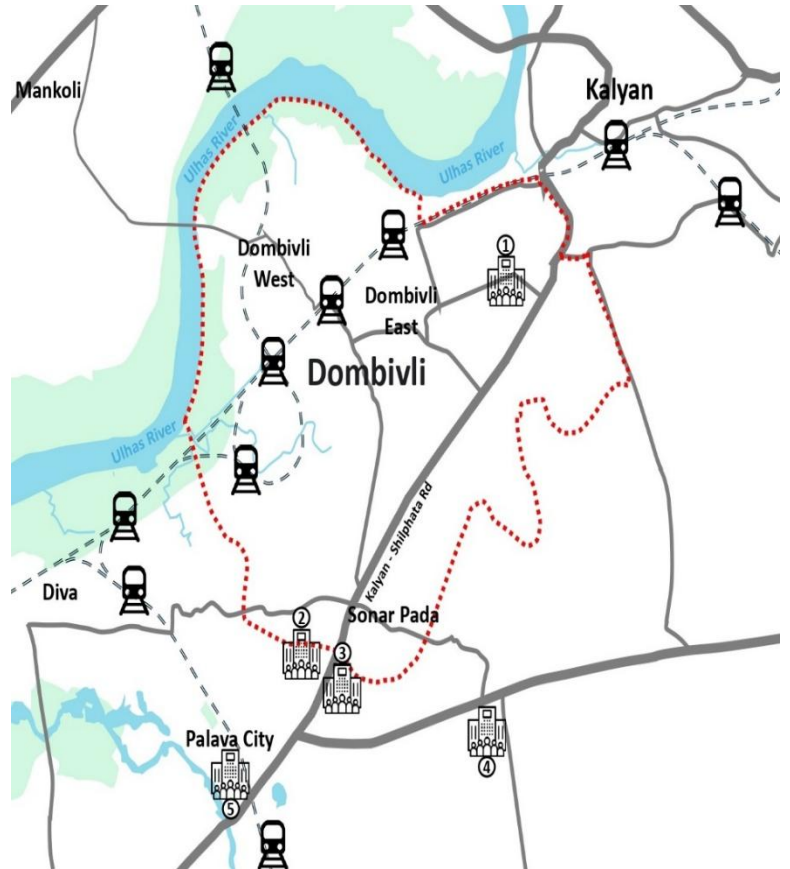
Physical Infrastructure & Commercial Hubs

Dombivli is well-connected to Mumbai & all the major micro markets, including Kalyan, Ulhasnagar, Ambernath, Bhiwandi & Mumbra among others, via a grid of roads & an established rail network. The micro market is easily accessible to neighborhoods of Mumbai including Navi Mumbai & Thane via Kalyan-Shilphata Road, Thane-Dombivli Link Road & Agra Road. Furthermore, the micro market has easy access to the Mumbai-Pune Expressway, Mumbai-Nashik Highway & Mumbai-Goa Highway, which facilitate smooth travel to other major towns in the state.

Dombivli railway station is located on the main line of the central section of the Mumbai suburban railway network, connecting it to Mumbai, Thane & other key cities in the state. The micro market's strategic location provides excellent connectivity to the Chhatrapati Shivaji Maharaj International Airport (at a distance of 45 km).

Commercial Office Spaces in Dombivli

- 1 Globe Estate
- 2 Runwal Edge
- 3 Lodha Signet
- 4 Palava Central Business District
- 5 Lodha I-Think



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Social Infrastructure

The social infrastructure in the micro market has evolved significantly in recent years & is now home to major educational institutions, hospitals, shopping malls, restaurants, supermarkets, & other recreational activities.

Hospitals

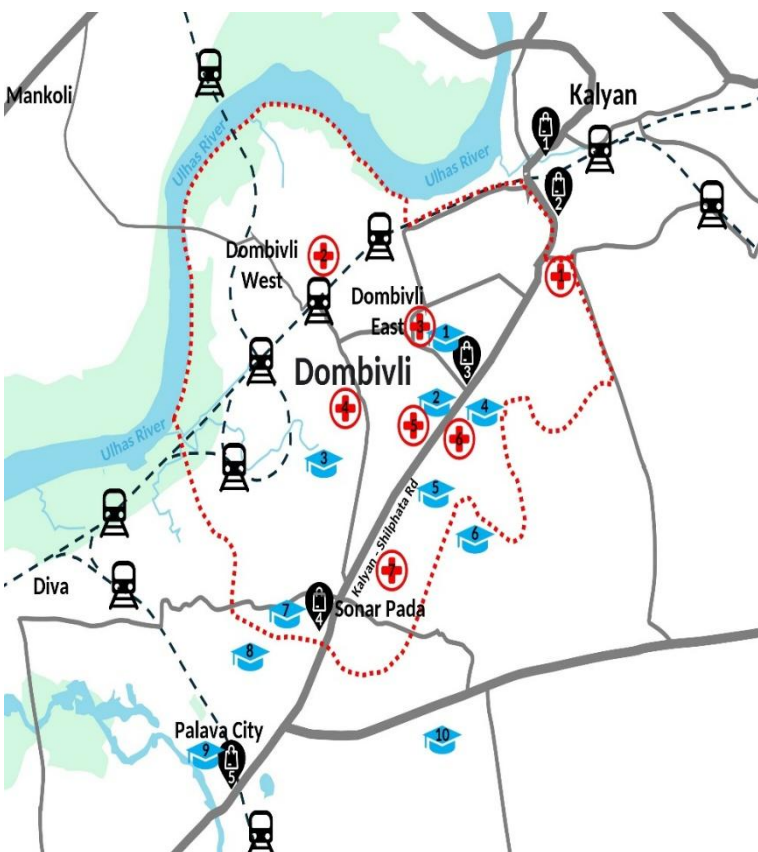
- 1. Amey Hospital
- 2. Ozone Multispecialty Hospital
- 3. Baj RR Hospital
- 4. Icon Hospital
- 5. AIMS Hospital
- 6. Nahar Multispecialty Hospital
- 7. Jupiter Hospital

Educational Institutions

- 1. Prabhakar Desai International School
- 2. Omkar Cambridge International School
- 3. Royal International School
- 4. Sri Chaitanya Techno School
- 5. NES International School
- 6. St Joseph High School CBSE
- 7. Euro School CBSE
- 8. Ryan International School
- 9. Lodha World School
- 10. The Shri Ram Universal School

Shopping Malls

- 1. Sarvoday Mall
- 2. Metro Junction Mall
- 3. GNP Galleria
- 4. R Galleria Dombivli
- 5. Lodha Xperia Mall



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Residential Real Estate Snapshot

Dombivli, a rising residential market in Mumbai's Peripheral Central suburbs has witnessed nearly 50,500 residential unit launches during the period 2018 & Q3 2024. The market accounts for 30% of the overall residential supply in Peripheral Central suburbs over this period.

Approximately 75% of the inventory currently available in the micro market is in various stages of construction, owing to the frequent launches during the last few years. About 14% of the new residential supply in the micro market is expected to be completed in less than a year, but a significant portion—nearly 36% of the new residential supply in the micro market—will take longer than three years to complete.



Supply
(2018-Q3 2024)
50,500
Units



Prominent Budget Segment
(By Supply Since 2018)
Mid-Segment
(INR 40 Lakh – INR 80 Lakh)



Inventory Overhang
(As of Q3 2024)
12
Months



Average BSP
(As of Q3 2024)
INR 9,600
/sq ft



Under Construction Available Inventory
(As of Q3 2024)
75%

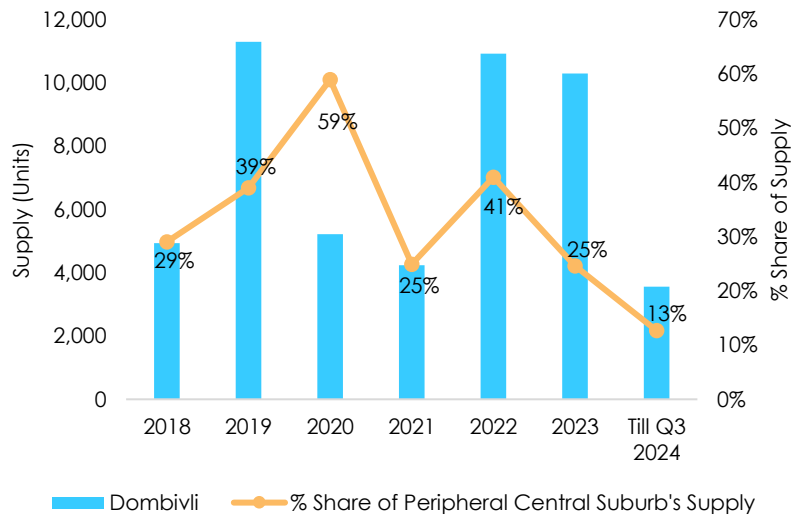


Price Appreciation
(2018 vs Q3 2024)
46%

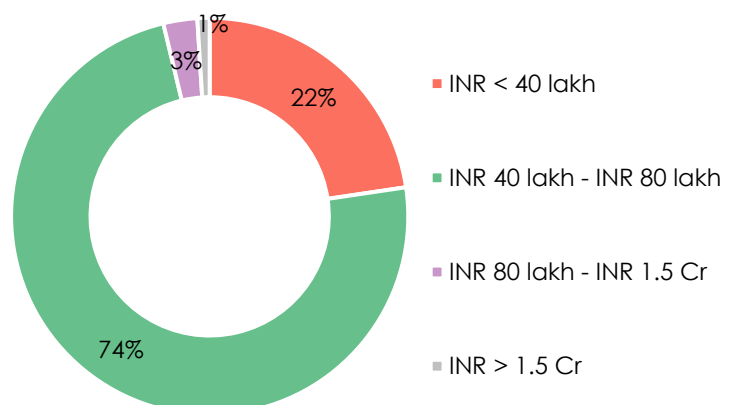
Supply

Dombivli's residential supply witnessed significant changes between 2018 & Q3 2024. Notably, 2019 witnessed the largest volume, with over 11,300 units launched, accounting for around 22% of total supply over this period. This healthy supply has been a major factor attracting both investors & end-users to the micro-market. While the COVID-19 pandemic impacted new launches in 2020 & 2021, the market has since resumed normalcy.

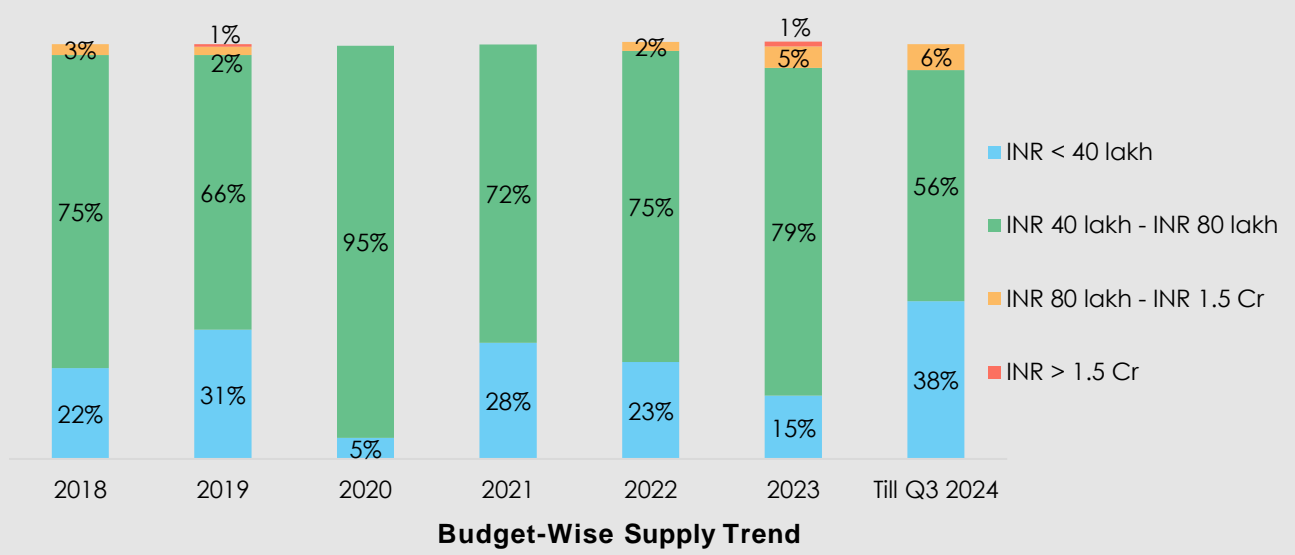
In terms of pricing segmentation, the mid-range category (INR 40 lakh to INR 80 lakh) dominated the supply between 2018 & Q3 2024, accounting for roughly 74% of the total. Affordable housing (below INR 40 lakh) comprised approximately 22% of the market, while High-end units (INR 80 lakh to INR 1.5 Cr) constituted nearly 3% of the overall supply in Dombivli. Notably, since 2018, luxury units exceeding INR 1.5 Cr constituted nearly 1% of the overall supply in Dombivli.



Supply Trend

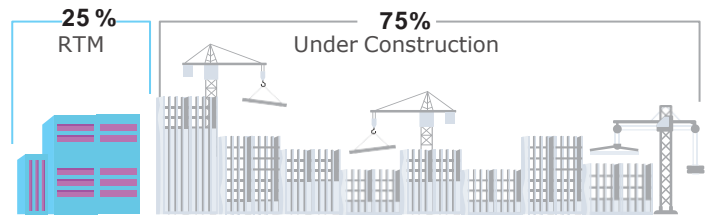


Budget-wise Supply (2018-Q3 2024)

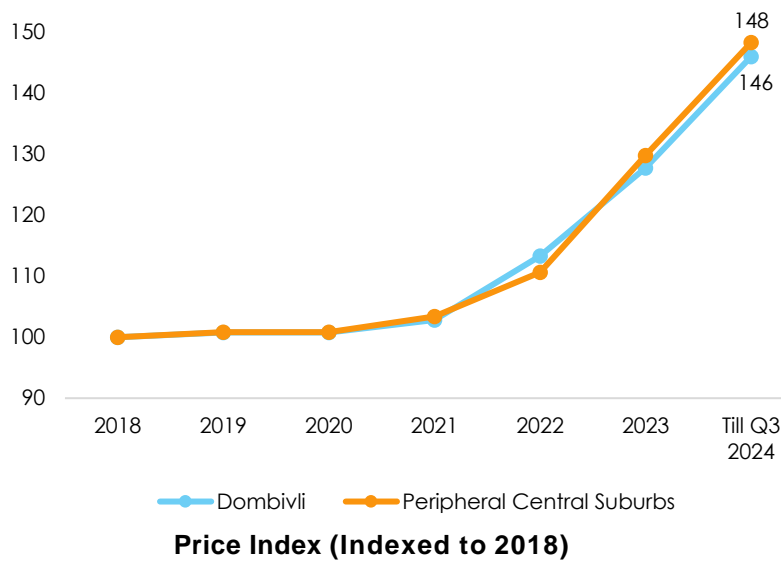


Available Inventory

The estimated time to liquidate the available inventory of Dombivli is 12 months. The inventory comprises approximately 25% ready-to-occupy units and 75% units under construction.



Available Inventory (As of Q3 2024)



Price Trend

Average property prices in Dombivli have witnessed a significant 46% growth during the past six years with the average price at the end of Q3 2024 reaching INR 9,600/sq.ft. Dombivli's consistent market performance is expected to an increase in residential property values in the micro market.



Typology Snapshot

Configuration	Average Size Range (Carpet Area)	Average Ticket Size (INR)	Average Rental (INR/Month)
1 BHK	322 sq.ft to 468 sq.ft	₹36 lakhs to 53 Lakhs	₹10K - 16K
2 BHK	449 sq.ft to 715 sq.ft	₹49 lakhs to 80 Lakhs	₹15K - 28K
3 BHK	760 sq.ft to 1310 sq.ft	₹85 lakhs to 1.4 Cr	₹30K - 45K

Price Appreciation in last 5 years: 45%

Outlook

Dombivli is the MMR's fastest-growing micro-market. The micro-market's residential real estate has witnessed considerable growth as a result of well-established rail & road network to Thane, Navi Mumbai, and Mumbai.

The Mumbai Metropolitan Region Development Authority (MMRDA) has approved the Kalyan-Dombivli-Taloja Metro Line. It is a major infrastructure project in the MMR. The Metro Line 12 (Kalyan-Dombivli MIDC-Taloja) completion by Dec 2027 is expected to increase Dombivli's connectivity to Kalyan & other neighboring micro markets. There will be 19 elevated stations. This Line will connect Navi Mumbai with Kalyan-Dombivli city.

Additionally, the planned Navi Mumbai International Airport/D. B. Patil International Airport is expected to spur growth in the residential sector. It is approximately 35 km from Dombivli & will be easily accessible by road, metro rail, & suburban railway. The airport will be developed in four phases by 2032.

Furthermore, the Bullet Train project is planned for completion by August 2026. Thane's bullet train station near Dativali in Diva Gaon, is just a few kilometers from Dombivli station. It is a significant infrastructure project that will boost residential property values in & around the micro market.



About ANAROCK

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ANAROCK has a team of over 2200 experienced real estate professionals who operate across all major markets in India and the Middle East.

Corporate Office

ANAROCK Property Consultants Pvt. Ltd.

1002, 10th Floor, B Wing
ONE BKC, Plot No. C-66, G Block, Bandra Kurla Complex
Bandra East, Mumbai 400 051

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Authors

Abhai Mani Chaturvedi
Sr. VP, Research and Advisory

Meruga Pallavi
Manager, Research and Advisory

Mubarak Ali
Manager, Research and Advisory

For research services, please contact:

Dr. Prashant Thakur
Regional Director &
Head of Research and Advisory
prashant.thakur@anarock.com

