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OSHIWARA DISTRICT CENTRE (ODC),
GOREGAON (W)

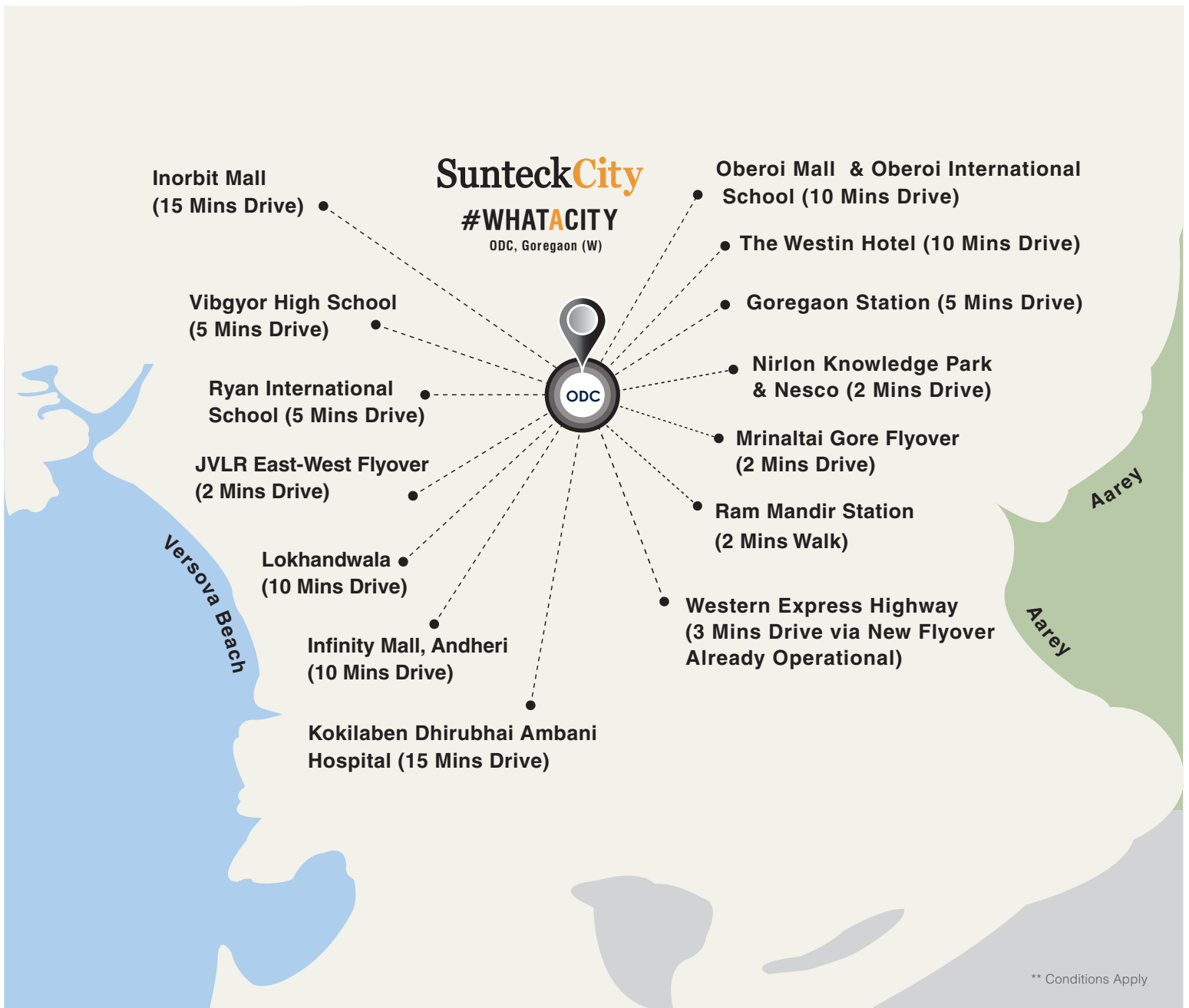
SunteckCity

#WHATACITY

ODC, Goregaon (W)

ODC, GOREGAON (W) - THE NEXT BKC

- Spread across 160 acres
- Located between Andheri Lokhandwala and Goregaon
- Planned development by Special Planning Authority MMRDA, the ones who planned and developed BKC
- Development of ODC is set to result into a major facelift for the entire zone with 2 flyovers, Ram Mandir Station for ODC and six internal 90 feet roads for better connectivity



OSHIWARA DISTRICT CENTRE (ODC) IN NEWS

02 **htestates** PROPERTY & REAL ESTATE

CHANGING CITYSCAPES OSHIWARA

Corporate hub

BUSINESS CENTRE: New office towers, apartment complexes and seamless connectivity make Oshiwara a high-end residential and commercial area

builderspeak
Oshiwara is expected to become a major business hub in Mumbai. The area is well-connected to the city center and offers a mix of residential and commercial spaces. The government's push for a mixed-use model is expected to attract more companies to the area.

CONCRETE
The Oshiwara District Centre (ODC) is a major project in Mumbai. It is a mixed-use development that includes office towers, apartment complexes, and commercial spaces. The project is expected to transform the area into a new business hub.

CAPITAL IN IT
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CLASSIFIEDS **99acres.com** **Real estate**

TIMES PROPERTY

ODC: A MIXED-USE HUB IN THE MAKING

EXPERT SPEAK

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06 **metro** **hindustantimes**

City's next big biz hub back on track

PICKING UP PACE Govt push for mixed-user model at Oshiwara District Centre may lead to more houses than companies there



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MUMBAI: After initial hurdles and a course correction by the government, chief minister Devendra Fadnavis' plan to set up a business district in Oshiwara seems to be back on track.

The business district project in the western suburbs has picked pace after the state's urban development department modified a notification to promote mixed-user development in Oshiwara, routing half of the additional Floor Space Index (FSI) for residential development, last November.

"The Oshiwara District Centre (ODC) is a brownfield project so development will depend on the initiative taken by existing land owners. After the state decided to hike FSI of up to 4 for commercial units and up to 3 for residential use, we have now received a good response from real estate developers for residential as well as commercial units here," said MMRDA commissioner U P S Madan.

Madan said that going by the response and applications from interested owners, ODC will house additional 20,000 houses besides generating employment for 2.5 lakh people.

This business enclave will house a mix of Information Technology and BPO units besides

OSHIWARA, THE NEW BUSINESS HUB IN MUMBAI?

Chief minister Devendra Fadnavis had planned to set up multiple business hubs in the city and its surrounding regions, on the lines of Bandra-Kurla Complex (BKC), to spur development and win the business and finance investment tag from the National Capital Region.

The state government had listed plans for developing Oshiwara, Kanjurmargin, Kalyan, Bhiwandi into business districts to promote the service sector with manufacturing units moving out of the city.

Each of the business districts was to be developed as a distinct entity. For instance Bhiwandi is being developed as a logistics hub, Kalyan as an educational and research institutional centre.

While Oshiwara was to be developed as an IT, retail and entertainment hub, there were no demands from commercial and private investors initially. The demand was generated only after the government decided to promote a mixed-residential cum commercial development - model for the area.

The business centre here will house BPO, IT and entertainment



those related to entertainment industry and retail units including malls and restaurants.

The additional FSI is being purchased by paying the government a premium of 60% of the market value of the land, Madan informed.

FSI is an urban planning tool used by the state to incentivise development. It refers to the ratio

between the built up area and the total size of the plot and typically indicates how high a developer can build.

The plans for an ODC were nearly junked last year after the planning agency - Mumbai Metropolitan Region Development Authority (MMRDA) - told the state government that there was no demand for commercial units

in the proposed 102-hectare plot.

The state's urban development department then modified its initial notification allowing 50% of FSI of up to 3 for residential units to be consumed by commercial and 50% of FSI of up to 4 for commercial units to be used for residential development.

The state hopes that the mixed-user development will bring a dis-

MUMBAI'S BUSINESS HUBS



BANDRA-KURLA COMPLEX
The BKC is Mumbai's first planned commercial hub. Its development started in the eighties but it was after the real estate boom in the 1990s that the BKC gained prominence as the business district. Today, it is one of the costliest addresses in India with several government and private commercial establishments setting their shops there.



CENTRAL MUMBAI/ANDHERI EAST/VIKHROLI-POWAI
With the manufacturing sector shifting out of Mumbai and the boom in service sector post-liberalisation of the economy, Mumbai felt the need for more office spaces. The opening of mill land for development provided new office spaces in Prabhadevi-Parl-Worli belt. On the other hand, land occupied by factories in areas like Andheri (East) and Vikhroli was used to develop commercial complexes. However, unlike BKC these areas are not planned commercial hubs.



CENTRAL BUSINESS DISTRICT OF SOBO/NARIMAN POINT
The central business district originally took shape in Fort-Ballard Estate during the British rule. Later, Nariman Point too evolved as the business hub with offices of several government and private establishments coming up there. Even now, this area is considered as the main hub of business activities of India's financial capital with RBI, Bombay Stock Exchange and headquarters of various commercial banks located here.

LOCATION ADVANTAGE OF ODC, GOREGAON (W) - IN CLOSE PROXIMITY



Ram Mandir Station



D.N. Nagar (Andheri) Metro Station



Andheri Lokhandwala



Mrinaltai Gore Flyover



JVLR East-West Flyover connecting S.V. Road to Western Express Highway

SOCIAL INFRASTRUCTURE AROUND ODC

CORPORATE HUBS



SCHOOLS



MALLS



MEDICAL FACILITY



HOTELS



INFRASTRUCTURE DEVELOPMENT WITHIN ODC



ABOUT SUNTECK CITY #WHATA CITY



Rendered Images*



Rendered Images*

SunteckCity Avenue-1

RERA REGISTRATION NO : P51800001281

SunteckCity Avenue-2

RERA REGISTRATION NO : P51800002637

- Sunteck owns 23 acres (approx) in Oshiwara District Centre (ODC) which comprises of 7 acres of Avenue 1 & 2, along with future development of 16 acres.
- At Sunteck City Avenue-1 wake up to sun-kissed mornings with spacious decks.
- At Sunteck City Avenue 2, you invest in a life that appreciates you at every step. Discover our 2 & 3 bed residences with lavish bedrooms
- The future/ proposed development will include Residential, Commercial, High Street (Retail), Entertainment Zone and Multiple Fine Dining Restaurants

ABOUT SUNTECK CITY #WHATA CITY



SunteckCity

Avenue-3,4&5

Rendered Images*



The proposed plans are tentative & as of now we have not received any approval on the same. The development shown above may take few years*

Disclaimer: The plans, specifications, images and other details herein are only indicative and subject to approval of the concerned authorities. The Developer / Owner reserves the right to change any or all of these in the interest of the development, without prior notice or obligation. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of the project architect. This printed material does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. No allotment shall be deemed to have been made on the basis of this printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer / Owner. The Developer / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein.

AMENITIES AT A GLANCE

- Lush green landscaped garden
- Swimming pool
- Well designed entrance lobby
- Seating alcove
- Children's play area
- Pool Deck
- Fitness centre and much more

Rendered Images*



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ABOUT SUNTECK

- Sunteck is into premium Ultra luxury and luxury developments with a city centric portfolio of 23 million sq.ft. with 25 projects and 4 rented assets.
- Sunteck today is amongst the top real estate listed company on NSE & BSE.
- Sunteck enjoys negligible debt, strong balance sheet and visible cash flows.
- Partners & Shareholders include the likes of Kotak Realty Fund & Ajay Piramal Group.
- Sunteck is known for its flagship projects in BKC Namely Signature Island, Signia Isles, Signia Pearl - which hosts the best gentry including celebrities of the business world.



SIGNATURE ISLAND, BKC- COMPLETED

SIGNIA HIGH- BORIVALI (E)

SIGNIA PRIDE - ANDHERI (E)

SIGNIA OCEANS, AIROLI - COMPLETED

SIGNIA WATERFRONT, AIROLI