

CIDCO's mega low income hsg plan nearly ready: 67,000 units in Navi Mum

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Mumbai: Across the harbour in Navi Mumbai, as the property market booms with luxury projects in prime areas commanding over Rs 30,000 per sq ft, the affordable end of the housing sector is seeing an unprecedented expansion.

In perhaps one of the largest mass public housing schemes in the country, a humungous 67,235 housing units are being built by City & Industrial Development Corporation (CIDCO) at various locations in Navi Mumbai.

These flats for the economically weak sections (EWS) and low-income groups (LIG) are coming up as part of the Pradhan Mantri Awas Yojana (PMAY). The townships are located close to industrial clusters and transportation hubs like bus terminals and railway stations across 20 locations ranging from Vashi to Taloja.

Officials said these tenements are spread across 600 acres and the total built-up area will be 2.5 crore square feet in 350 buildings. These towers will be between nine to 24 storeys high with eight flats per floor.

TOI was recently invited to visit a township that has come up near Baman Dongri railway station; 5,160 apartments for the EWS segment. The 1BHK homes are roughly 322 sq ft in size and cost about

PROJECT TO LOWER HOUSING COST

LOCATIONS FOR PUBLIC HOUSING PROJECTS

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Vashi Truck Terminus (EWS)
| Juinagar Railway Station (LIG)
| Kharghar Bus Terminal (EWS)
| Kharghar Railway Station (LIG)
| Mansarovar Railway Station (EWS) | Bamandongri Railway Station (LIG) | Kharkopar East Railway Station (LIG-EWS) | Kharkopar West Railway Station (LIG) | Taloja Sector 39 (LIG) | Taloja Sector 28 (LIG) | Taloja Sector 29 (LIG-EWS) | Taloja Sector 31 (LIG) | Taloja Sector 37 (EWS) | Navade Plot 1 (LIG) | Navade Plot 2 (EWS) | Kalamboli Bus Depot (LIG) | Panvel Bus Terminal (EWS)

(EWS: Economically Weaker Section, LIG: Low Income Group)

Total Project Cost

₹15,000 crore

Contractors Appointed by CIDCO

● L&T ● B G Shirke
● Capacite Infra
● Shapoorji Pallonji ● Tata Consulting Engineers



➤ Under the Pradhan Mantri Awas Yojana, CIDCO is constructing 67,000 houses, of which 26,000 homes have been made available in the first phase.

➤ This Mass Housing Scheme has three phases. In the first phase, applicants will register and submit the documents; in the second, they will pay booking amount and give order of preferences for the tenements; and in the third phase, a lottery will be conducted

Rs 30 lakh. Roughly 40% of the area in the township is reserved for open spaces; gardens, play area for children, parking and community centres.

"Recently, we held the biggest lottery in Maharashtra for 25,723 flats and gave allotment letters to 19,518 families," said CIDCO chief Vijay Singhal. "About 1.50 lakh people registered for these schemes and 55,000 of them have paid the deposits," he said.

Singhal added that the en-

tire project will be completed in phases by end 2027. About 60% of the 67,235 flats are reserved for EWS while the remaining are for LIG. Depending on the location in Navi Mumbai, prices range from Rs 25 lakh for EWS (Sector 28, Taloja) to over Rs 97 lakh for LIG flats in Kharghar station Sector 1.

A typical 322 sq ft (carpet area) tenement under EWS has a living room, bedroom, kitchen, bath and WC. Only those with an annual income of up to Rs 6 lakh can apply for

the EWS flats. Applicants whose annual family income is more than Rs 6 lakh, come under LIG category. The LIG flats come in two sizes: 398 sq ft and 540 sq ft.

Officials said the project that started in 2020 is 65% complete. "Another 15,000 flats are expected to be ready by the end of this year," they said. Early this year, 5,000 units were sold, and a few hundred families were handed over the keys. Under PMAY for EWS category, the flat buyer gets Rs 2.5 lakh subsidy.