



## **UPPER PANJIM**

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### **Update**

November 2018

# Kadamba Plateau Update

## November 2018

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Few years ago, Expat identified the residential future of Kadamba Plateau in Goa. We invested in the potential of development in the area with three large projects centred around the VIDA brand.

In just a few years, and far quicker than anyone could anticipate, Kadamba Plateau has truly been crowned the mantle of Goa's next address. Development and infrastructure have seen tremendous growth, with the government keen to identify and propel this trajectory. The inclusion of the plateau in the Greater Panaji Area is a testament to this.

Several schools and hospitals have also sprung up catering to the needs of the area's residences, along with hotels and everyday need stores. Mercedes Benz opened a dealership owing to the region's high profile and several big brands are quoted to follow soon.

Real Estate rates have reflected this demand for property in Kadamba Plateau and we believe that we are at the threshold of significant growth which is about to transpire in the plateau.



The plateau had seen very little development upto 2015, mostly in the form of private residences and small stores.

**UP-TO 2015**



In the last year and half, Kadamba Plateau has seen rapid development and increased attention to the area in the form of housing and commerce.

**TODAY**



# In December 2017, Kadamba Plateau was included under the Greater Panaji Planning and Development Authority (GPPDA) area

- The inclusion of this area has signalled the government's bid to put Kadamba Plateau on the fast track to infrastructural development.
- The new status has already attracted commercial organisations and urbanization leading to an escalation in land and real estate prices.



The locality enjoys easy connectivity to other parts of the state. The Karmali Railway Station, the Vasco Da Gama Railway Station and the Thivim Railway Station are close to Panjim.



The Goa International Airport is few kilometres away. Winding highways connect this city to the state of Maharashtra towards north and Karnataka towards south.



National Highway - 4 A and National Highway - 17 pass through Goa's capital city.



Kadamba Bus Stand is one of the major bus terminals in the city from where buses are run by K.T.C. (Kadamba Transport Corporation), M.S.R.T.C. (Maharashtra State Road Transport Corporation) and K.S.R.T.C. (Karnataka State Road Transport Corporation).



# Schools and Hospitals

**The Sunshine World School** is minutes away from Expat VIDA. A popular school with a holistic approach to education, the Sunshine school has also earned itself the label of Goa Best Brand, 2018



Sunshine World School

**The Healthway Hospital** at Kadamba Plateau is a modern 210 bed super specialty hospital backed by 33 members of the Goan medical fraternity. The hospital is operational and offers a high quality degree of service



Healthway Hospital

# IT Park in Chimbel

- Originally announced in Dona Paula, the government recently decided to relocate the IT Project to Kadamba Plateau within the precincts of Chimbel Village owing to a previous poor response. Announced over 4.5L square metres of government land, the project along with a new in-the-works electronic city on 6.5L square metres in Pernem is set to employ 10,000 people.
- The employment base this will produce will trigger the need for housing close by. Kadamba Plateau is perfectly poised to benefit from this housing windfall, and provides the best option in terms of livability and infrastructure.
- For Expat VIDA investors outside Goa, this is a viable option for rental income.



## Upper Scale Neighborhood



**V2 Retail** has opened a large departmental clothing store housing several brands.



**Mercedes Benz** has also setup a dealership in the vicinity owing to the area's high profile.





### Hilton's Double Tree hotel

in Kadamba Plateau is a popular landmark for weddings and tourists and symbolizes the upper scale of the Kadamba Plateau neighborhood.

# GERA School

**GERA** has also announced the GERA School adjoining the project. The school has received a no objection certificate from the Department of Education and will be affiliated to the University of Cambridge. Along with **The Sunshine World School**, this will further enhance Kadamba Plateau's reputation as a family centric community.



# Location and Connectivity

The location of **Upper Panjim** is a major factor linked to its future growth and its position as a premium neighborhood. As Panjim has grown, it has led to the development of smaller suburbs – Porvorim, Bambolim and St. Cruz. Kadamba Plateau’s development was also born out of this but has been better planned and attracted higher end projects in real estate and infrastructure.

The four lane bypass corridor that connects Panjim to Old Goa runs via Kadamba Plateau, and has a massive influence on the urbanization roadmap, even putting Kadamba Plateau in the list of smart cities to be considered.



Porvorim Flyover Construction



NH4A Bypass Towards Panjim



Mandovi Cable Stayed Bridge Flyover Construction



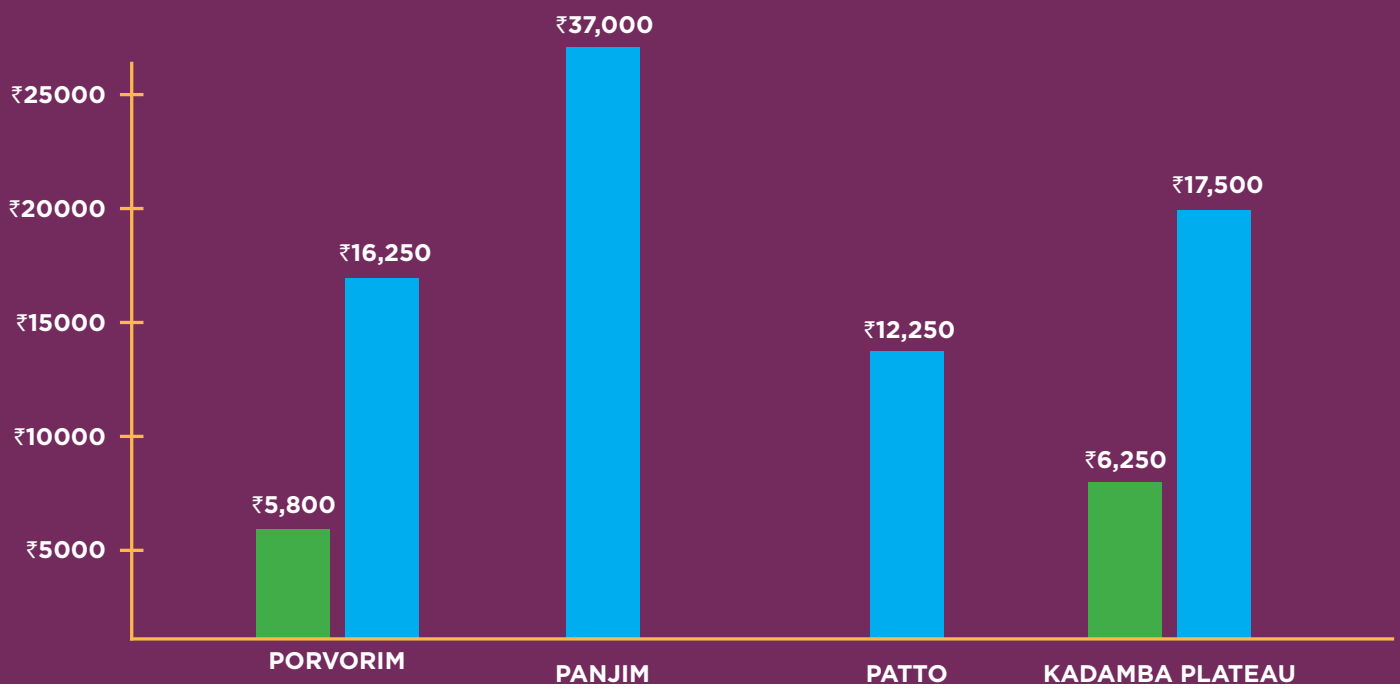
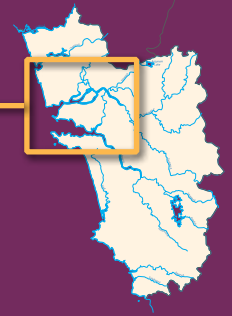
Merces Circle Flyover Construction



Service Road extension to the NH4A Highway from Expat Vida Phase 1 and Phase 2



# Average Real Estate prices in the vicinity



Prices shown are price per square foot

Residential Commercial

# RERA Registered

- Expat VIDA is now a RERA approved project. The Real Estate Regulation and Development Act, 2016 seeks to protect the integrity of real estate projects in the country and has clearly defined rules for both developers, and buyers.
- Transactions and timelines are regulated with project completion and handover high priorities for RERA

# Income Potential

Goa's lure as an international holiday destination mean your investment in Expat VIDA is always going to have significant rental income. The strategic location of Kadamba Plateau means it will continue to be a preferred destination with access to Panjim and tourist spots.



Expat has also signed up with OYO who will provide property management services and rental opportunities.

**expat<sup>®</sup>**