

The background of the entire page is a circular image of a construction worker. The worker is seen from behind, wearing a blue uniform and a yellow hard hat. They are standing on a construction site with a large, complex steel rebar structure for a building under construction. The scene is bathed in a warm, golden light, suggesting either sunrise or sunset. The overall color palette is dominated by blue, yellow, and orange.

Infrastructure & Mega Projects

**The Key Enablers of
Urban expansion in
India**

Executive Summary



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India's infrastructure story has been gaining momentum recently. The MMR region has been a classic example of how world class infrastructure can transform a city to a vibrant urban space.

The MMR growth story has now reached beyond Navi Mumbai, to include entirely new areas such as NAINA and Mumbai 3.0, aided by the new airport, metros, highways, high speed railways etc.

Khopoli, as a upcoming neighbourhood, is uniquely positioned to take advantage of this trend. The strategic location between Mumbai and Pune, access to major highways, access to ports and the upcoming airport have proven game-changers for Khopoli's potential.

Colliers India's latest report, "**Infrastructure and Mega Projects**: the key enablers of urban expansion in India", intends to provide future home buyers and investors with a direction on where the growth areas in India are likely to be, going forward.

The findings of this report uncover some of the key underlying infrastructure projects driving the rapid development of satellite townships across India, unfolding new promising markets for the property investments. With solid fundamentals in place, some of these neighbourhoods, including a few in MMR, could see close to 4X price appreciation by 2030.

Background

India's urbanization story is at crossroads: rural-urban immigration is at an ever-increasing pace, and existing cities are quickly approaching their limits. This has spurred policy action that tries to solve the problem at 3 levels:

- Increasing provision of basic amenities and employment in rural/ remote areas
- Establishment of 100 new smart cities with all the modern amenities
- Planned expansion of existing metros along with designated infrastructure corridors

Among these options, it is the third that has proven to be the easiest to implement, on account of an existing base provided by the metros.

With India projected to spend upwards of INR 143 lakh crores on infrastructure by 2030, and with most of this spending benefitting urban centers, we expect a lot of action on the infra-based urban growth front. Impactful projects such as high speed railway corridors (Mumbai-Ahmedabad), ring roads such as those planned in Bengaluru, Chennai, etc., and coastal links such as Atal Setu, Mumbai Coastal Road are under construction. These are pivotal in drastically reducing commute time to the satellite townships, bordering major cities. Other projects such as Delhi-Mumbai Industrial Corridor, VadHAVAN Port and GIFT City can give rise to entirely new settlements.

This report explores the key projects driving such planned urban sprawl. We try to identify areas likely to be the most impacted from the intersection of multiple infrastructure initiatives. It further explores what the impact of such projects is likely to be, on future property prices.

Key Findings

- Planned urbanization to get a fillip with several high impact projects: Navi Mumbai Airport, Mumbai Trans-Harbor Link, Jewar Airport, Delhi-Mumbai Industrial Corridor, Chennai Ring Road and Bengaluru Aero-City, to name a few
- Since the announcement of these projects, The property prices in the impacted areas such as Ulwe, Yelahanka, Alwar and Sriperumbudur have witnessed a price hike between 1.5 to 3X on an average.
- This has led to the rapid growth of 15-20 satellite townships, each within 1-2 hours of the nearest cities, across India.
- Of these, the townships of Khopoli (MMR), Jewar (NCR), Sonipat (NCR), Shahapur (Ahmedabad), Sanand (Ahmedabad), Doddaballapur (Bengaluru), Oragadam (Chennai) and Mucherla (Hyderabad) show excellent land price appreciation potential.
- These have access to the highest number of upcoming urban infrastructure projects.
- Broadly, the markets in and around the Mumbai Metropolitan Development Region are expected to grow faster than the others. This is on account of the pent-up demand resulting from decades of infrastructure deficit, that had the effect of holding back the city's rapid expansion.
- Proximity to multiple projects such as Navi Mumbai Airport, Mumbai Pune Expressway, Alibaug-Virar Corridor, JNPT port facility, Mumbai Trans-Harbor Link, Mumbai Ahmedabad High Speed Railway etc. would enhance convenience for the people buying property in and around Khopoli.
- This, in conjunction with the planned social infrastructure and the tourism potential, is expected to place Khopoli in advantage to the other upcoming markets, leading to an expected ~4X growth in property price over the next decade.

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8. Mucherla, Hyderabad, Telangana

04 Grading of areas by their investment potential

Introduction

40% of Indians expected to live in cities by 2030, up from 35% at present. This means urban growth should account for 73% of the rise in population during this period. Major cities in India are experiencing rapid expansion driven by economic growth, urbanization, and technological advancements. Cities like Mumbai, Bangalore, Hyderabad, Pune, and Chennai have become significant economic hubs, attracting substantial domestic and international investments.

This urban growth is not just limited to economic aspects but also includes population growth. For instance, the urban population in India is expected to nearly double by 2050, adding nearly 41.6 Cr people to its cities². This expansion is transforming these cities into engines of growth, contributing significantly to the country's GDP and employment.

India is urbanizing rapidly. By 2036, its towns and cities will be home to 60 Cr people, or 40 percent of the population, up from 31 percent in 2011, with urban areas contributing almost 70 percent to GDP.¹

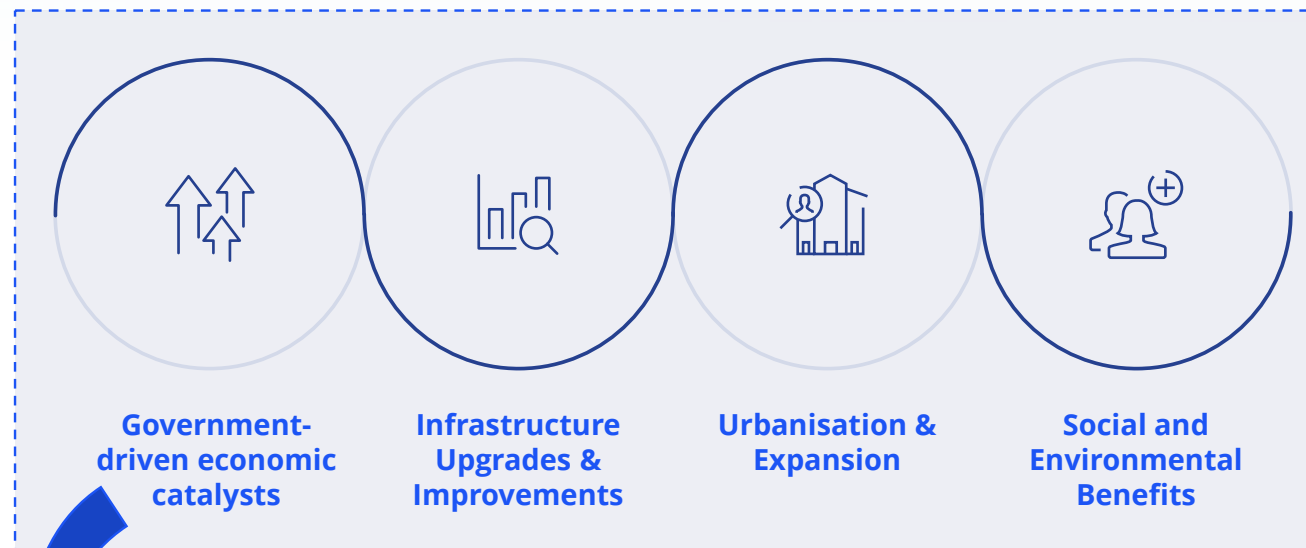
Categorisation of Mega-Projects

Government-driven economic catalysts

Mega projects, such as the Delhi-Mumbai Industrial Corridor (DMIC) and the Bharatmala Pariyojana, significantly boost economic activities by improving connectivity and infrastructure. These projects attract investments, create jobs, and stimulate local economies.

Infrastructure Upgrades & Improvements

These projects lead to substantial upgrades in infrastructure, including transportation, water supply, and sanitation systems. This not only improves the quality of life for residents but also makes cities more attractive for businesses and tourists



Urbanisation & Expansion

Large-scale infrastructure projects facilitate the expansion of cities and the development of new urban areas. For instance, the Smart Cities Mission aims to develop 100 smart cities across India, enhancing urban living standards and promoting sustainable development

Social and Environmental Benefits

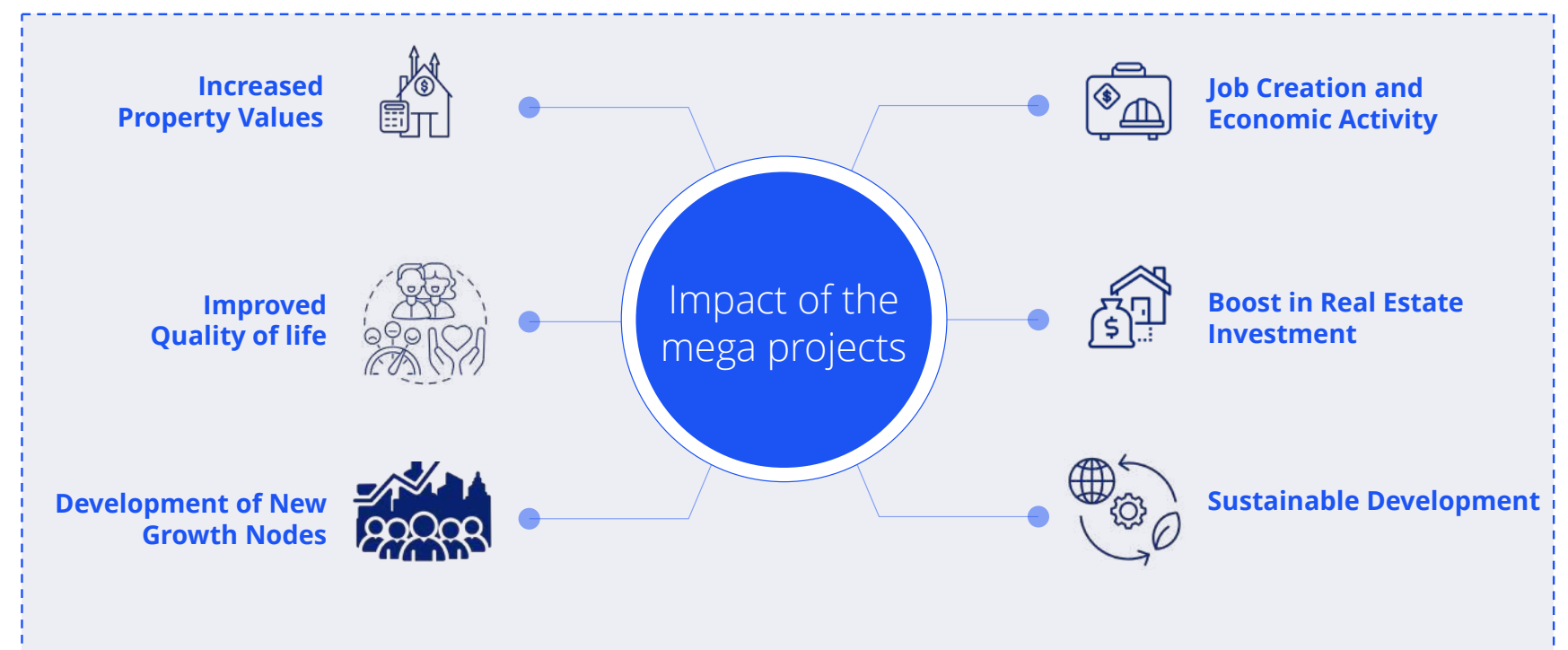
Mega projects often include components that address social and environmental issues. For example, the Namami Gange Programme focuses on cleaning the Ganges River, which has significant environmental and health benefits for the surrounding communities

₹ 11,11,111 Crore
(3.4% of GDP)
Outlay for infrastructure
(Union Budget 2024 – 25)

₹ 1,09,093 Crore
Allocation for roads and bridges
(Union Budget 2024-25, MoR TH)

₹ 1,05,000 Crore
Long-term interest-free loans to states for resource allocation
(Union Budget 2024-25)

₹ 2,357 Crore
Budget for Civil Aviation Ministry
(Union Budget 2024-25)



¹ <https://www.worldbank.org/en/news/opinion/2024/01/30/gearing-up-for-india-s-rapid-urban-transformation>
² https://www.niti.gov.in/sites/default/files/2022-05/Mod_CEOG_Executive_Summary_18052022.pdf?trk=public_post_comment-text Union Budget 2024-25 | National Portal of India

Key Infrastructure projects & mega urban projects in India



“ Mega projects play a significant role in shaping the development of growth nodes in India ”

Benefits of planned urban growth

Urban Growth Enabling Factors

Influence of mega projects

- Highways/ Ring roads
- Airport & its influence zone
- Smart city/ industrial developments
- Freight corridors
- Growth corridor between two major cities

Opening of untapped land parcels for residential, commercial, retail developments & social infrastructure

Sustainable lifestyle, in natural surroundings

Land availability/ affordability

- Land price trend
- Land availability
- Estimated price appreciation

Affordable for 1st generation/ 2nd homeowners

Decongestion of inner cities: shorter commute

Socio-Economic

- Proximity to existing and upcoming growth centers
- High degree of employment opportunities
- Presence of educational institutes & healthcare facilities
- Tourism developments

Access to social and economic amenities



World-class
infrastructure
fueling regional
transformation

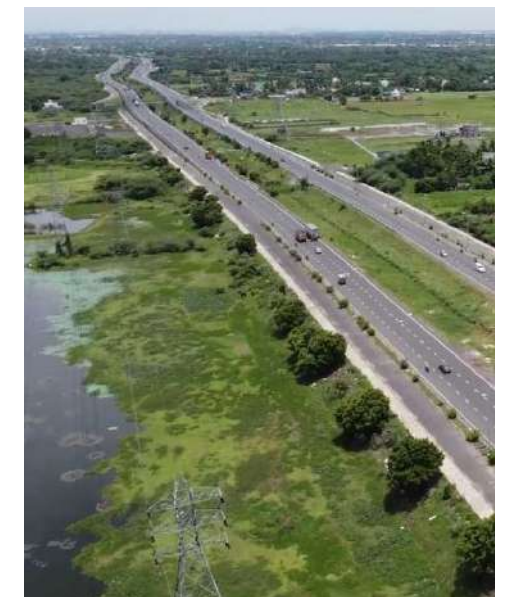
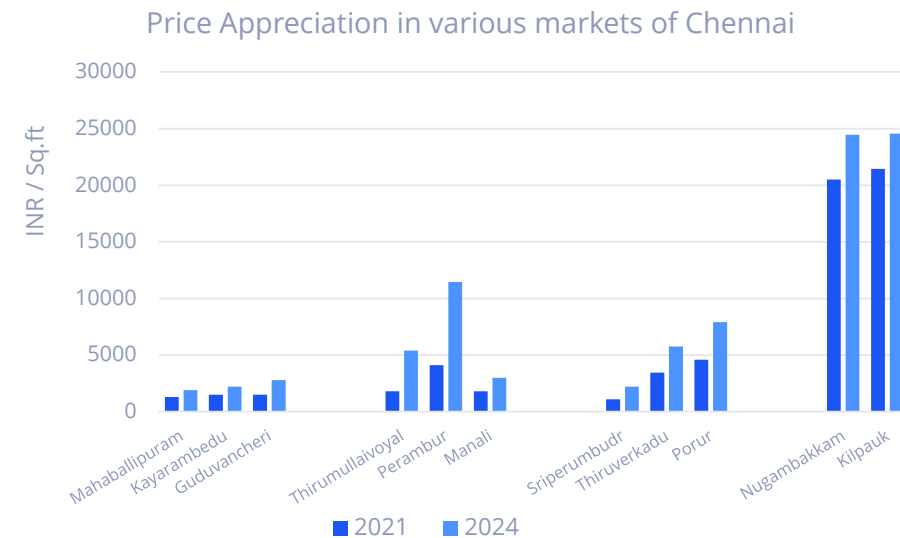
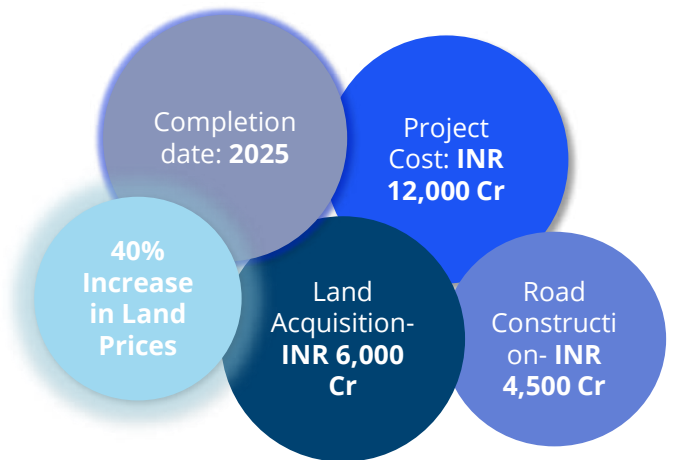
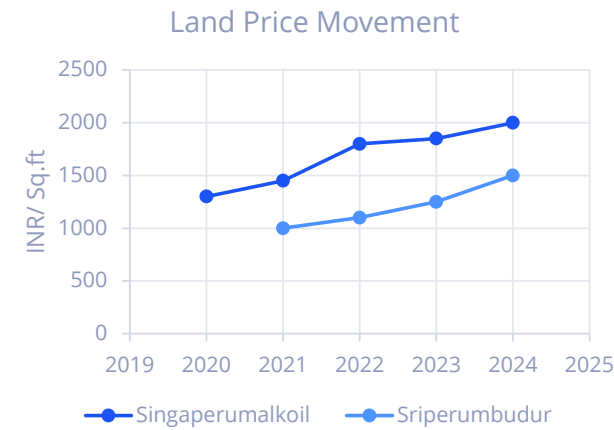
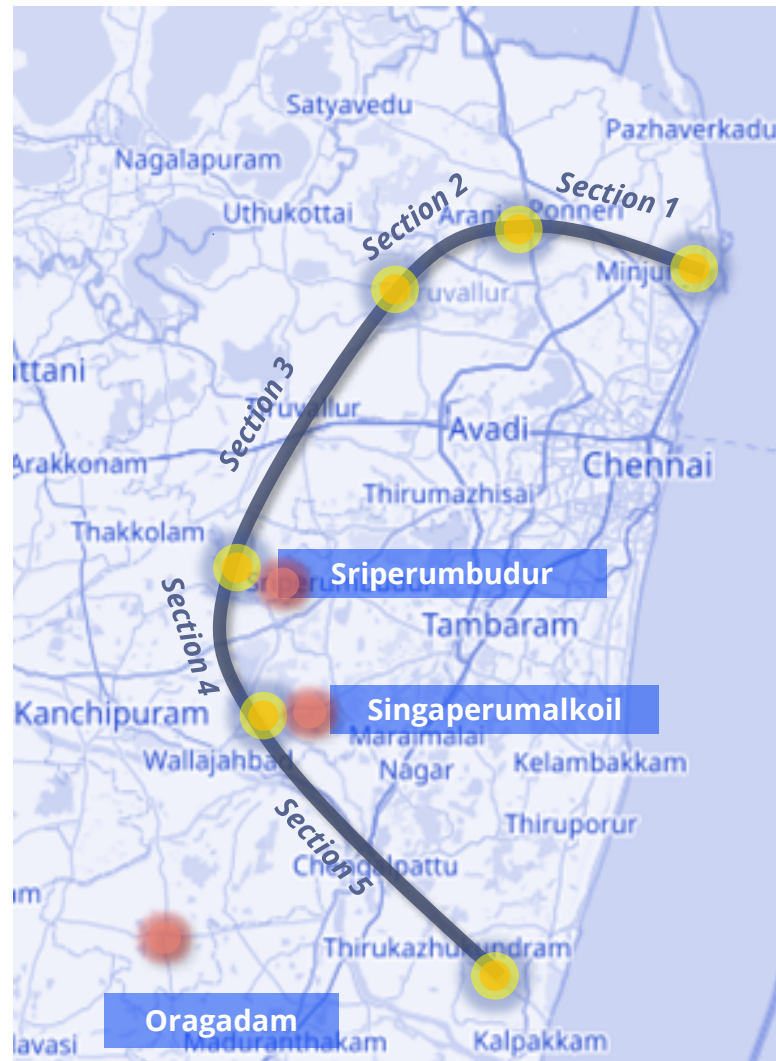
Chennai Peripheral Ring Road

Highways

Need for the Development

- **Severe Traffic Congestion:** Chennai's roads were heavily congested, especially during peak hours, causing delays and inefficiencies in transportation.
- **Inadequate Connectivity:** There was a need for better connectivity between major highways and ports around Chennai to facilitate smoother movement of goods and people.
- **Economic Bottlenecks:** The lack of efficient transport infrastructure was hindering economic growth, particularly in the industrial and commercial areas.
- **Safety Concerns:** The existing road network had safety issues, with frequent accidents and traffic jams.
- **Strong Demand for Luxury Apartments:** High-net-worth individuals and expatriates are actively seeking upscale apartments that offer premium amenities and a superior living experience.
- **Rising Interest in Mid-Segment Housing:** Affordable and high-quality homes are increasingly favored by young professionals and families, driving growth in the mid-range housing segment.

Section	Distance	Length	Project Cost
Section 1	Encore Port to Thatchur at NH 16 (Chennai - Kolkata National Highway)	25.4 km	INR 3624.42 Cr
Section 2	Thatchur at NH-16 to Start of Thiruvallur Bypass at NH 716	26.1km	INR 6754.40 Cr (For Section II & III)
Section 3	Start of Thiruvallur Bypass at NH 716 to Sriperumbudur at NH 48	30.1 Km	INR 6754.40 Cr (For Section II & III)
Section 4	Sriperumbudur at NH 48 to Singaperumalkoil at NH 32	23.8 Km	INR 584.00 Cr
Section 5	Singaperumalkoil at NH 32 to Poonjeri Junction near Mamallapuram	27.42 Km	INR 747.92 Cr (land acquisition work)



Impact of the Development

- **Traffic Decongestion:** The CPRR will redirect heavy vehicles from other districts such as Tiruvallur, Vellore and Kanchipuram, along with traffic from neighboring Andhra Pradesh and Karnataka.
- **Improved Port Connectivity:** It will provide better connectivity to Ennore and Kattupalli ports, facilitating smoother transportation of goods.
- **Enhanced Access for Suburban Areas:** Residents of suburban and peri-urban areas will have easier access to key locations like Singaperumalkoil, Thiruvallur, Sriperumbudur, Mamallapuram, and Ennore.
- **Integration of Key Hubs:** The CPRR and Singaperumalkoil Railway Overpass will link the IT hub on GST Road with the automotive hub on the Oragadam-Sriperumbudur stretch.
- **Economic and Real Estate Growth:** The enhanced connectivity is expected to spur development, create job opportunities, and boost demand for residential real estate.

Key Areas Impacted: Singaperumalkoil, Oragadam, Sriperumbudur

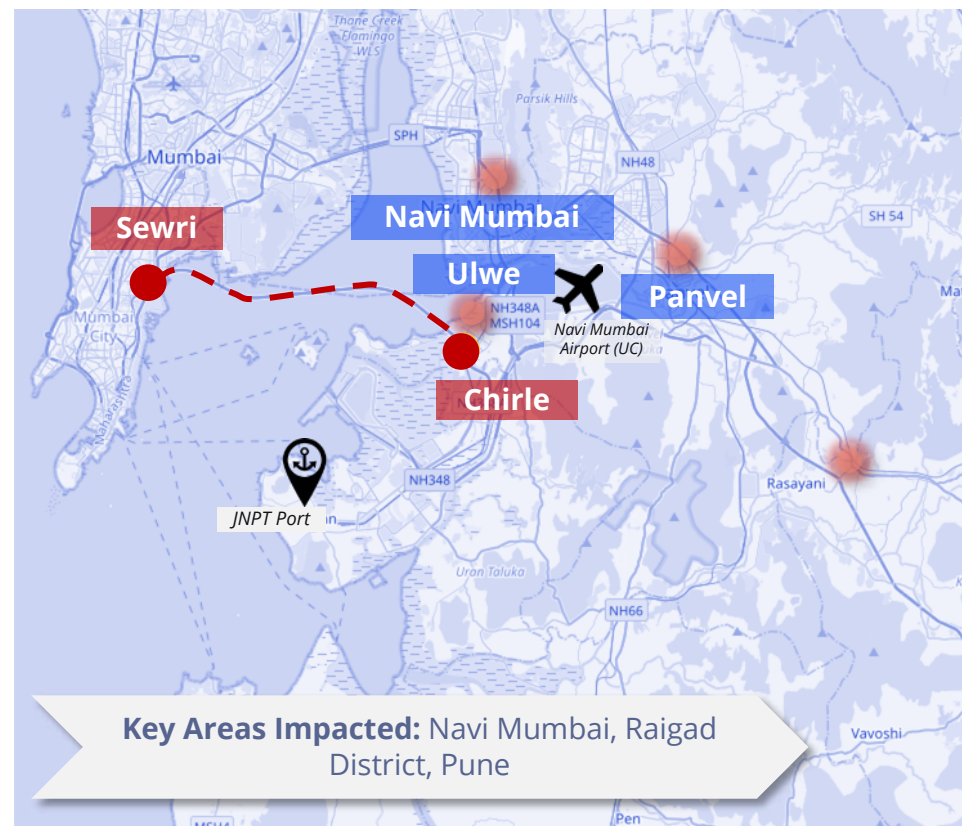
Mumbai Trans Harbour Link

Expressway

Need for the Development

- **Severe Traffic Congestion:** The existing routes, especially the Vashi Bridge, were heavily congested, leading to long travel times and frequent traffic jams.
- **Extended Commute Times:** Traveling between South Mumbai and Navi Mumbai could take over two hours, causing inconvenience and inefficiency for commuters.
- **Economic Bottlenecks:** Poor connectivity hindered the efficient movement of goods and people, affecting economic activities and growth in the Mumbai Metropolitan Region.
- **Limited Urban Expansion:** The lack of efficient connectivity restricted the horizontal expansion of Mumbai, limiting urban development in Navi Mumbai and the surrounding areas.
- **Environmental Concerns:** Traffic congestion led to higher vehicle emissions, contributing to air pollution and environmental degradation.
- **Strain on Infrastructure:** Existing infrastructure was under significant strain, unable to cope with the growing population and an increasing number of vehicles.

- 1970 The sea link was proposed with an aim to reduce travel time between Mumbai & Navi Mumbai
- 2013 The project was approved by Maharashtra State Road Development Corporation (MSRDC).
- 2018 Construction work of MTHL began. The project cost was nearly INR 18,000 Cr
- 2024 The bridge was inaugurated and has crossed the milestone of 50 lakh trips in 7 months.



Developer: Maharashtra State Road Development Corporation (MSRDC)

Conceptualized by: Hyundai Engineering and Construction Co. Ltd

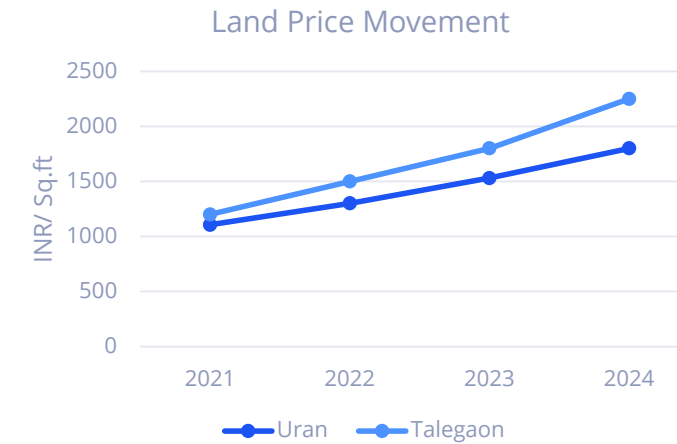
Total Lanes: 6 Lanes

Total Length: 21.8 KM

Inauguration Date: Jan 2024

Total Project Cost: INR 18,000 Cr

A game-changer in infrastructure, strengthening connectivity, driving growth and progress across the region.



- Operational Since : Jan 2024
- Project Cost: INR 18,000 Cr
- 22% CAGR in land prices since launch
- Land Acquisition & resettlement INR 906.2 Cr
- Capacity: 70,000 vehicles per day.

The Mumbai Trans Harbour Link (MTHL) is a groundbreaking infrastructure project that has become the longest sea bridge in India, connecting Mumbai with its satellite city, Navi Mumbai.

The project has been in the works for several years and was completed in 2024. The MTHL is a six-lane access-controlled expressway grade road bridge that begins in Sewri, South Mumbai, crosses Thane Creek, and ends at Chirle near Nhava Sheva.



Impact of the Development

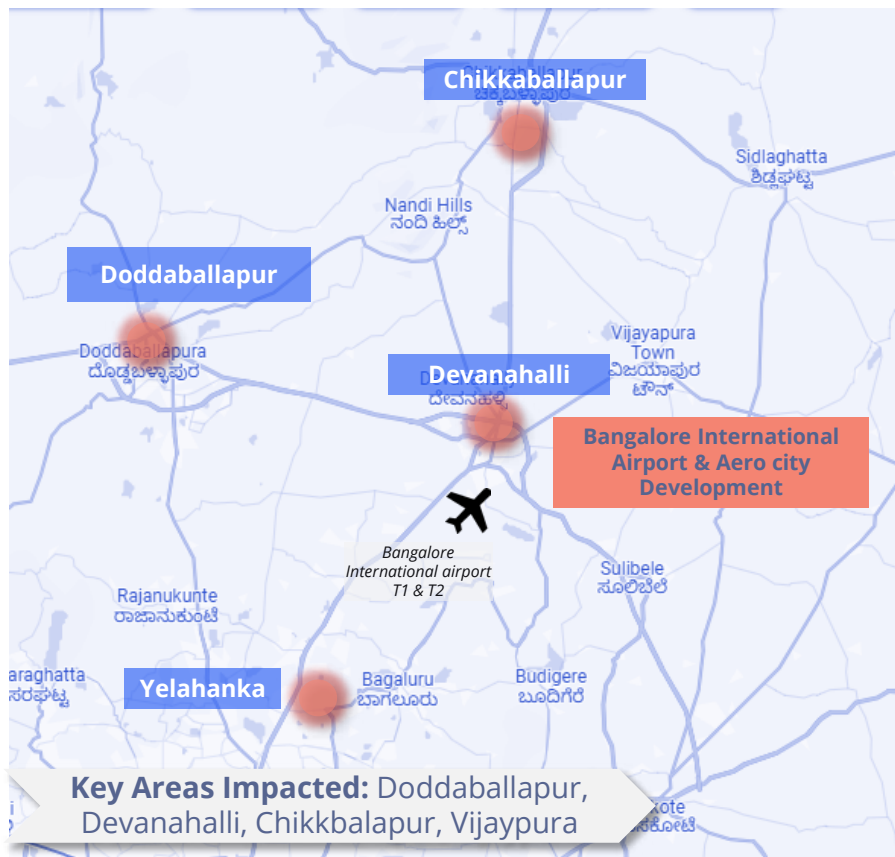
- **Reduce Travel Time:** One of the primary objectives was to significantly reduce travel time between South Mumbai and Navi Mumbai. The MTHL cuts down the commute from over two hours to just about 30 minutes
- **Improve Connectivity:** The bridge provides direct connectivity to key infrastructure projects like the Navi Mumbai International Airport, Nhava Sheva Port, and major highways such as the Mumbai-Pune Expressway and the Mumbai-Goa Highway
- **Decongest Roads:** The MTHL helps in decongesting the existing road networks, particularly the Vashi Bridge, which is often heavily choked. This reduces traffic congestion and improves the overall efficiency of transportation in the region
- **Support Urban Expansion:** The link supports the horizontal expansion of Mumbai, allowing for better urban planning and development in Navi Mumbai and surrounding areas
- **Enhance Real Estate:** Improved connectivity has a positive impact on real estate, increasing the demand for residential and commercial properties in Navi Mumbai and other connected regions

Bangalore International Airport

Airport Development

Need for the Development

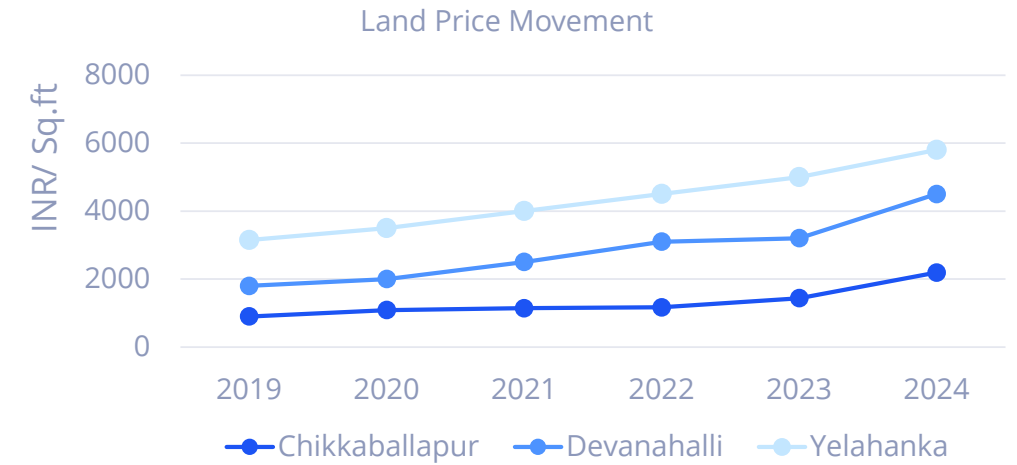
- **Need for a new airport:** Bangalore has seen a constant rise in air traffic over the last decade, touching 3.7 Cr in 2023-24. The old HAL airport was clearly incapable of handling such traffic.
- **Limited Infrastructure:** The area lacked adequate infrastructure to support the growing number of passengers and businesses. This included insufficient roads, public transportation, and utilities.
- **Connectivity Issues:** Issues with linkages to the rest of Bangalore, resulting in a higher transit time.
- **Underutilized Land:** The land around the airport was underutilized, with vast areas not being developed to their full potential. This represented a missed opportunity for economic growth and development.
- **Lack of Amenities:** There were only a few amenities and services available for travelers and residents, such as hotels, retail outlets, and entertainment options.
- **Economic Potential:** The region had untapped economic potential that could be harnessed through better planning and development.
- The new airport now handles upwards of 300 flights per day, 100+ destinations across 25 countries.



Operationalization of the Bangalore International Airport in 2008 has indeed been a game-changer for North Bangalore's growth. It has significantly boosted the region's infrastructure, real estate, and overall economic development. Proximity to the airport has attracted numerous IT parks, residential townships and industrial developments, which has led to rising land prices in North Bangalore's key micro markets such as Devanahalli and Yelahanka.

Terminal 2 at KIA is a strategic investment aimed at enhancing capacity, improving passenger experience, promoting sustainability, and supporting the economic growth of Bengaluru with Mega Aero City development.

Bangalore airport & surrounding project development with worldclass infrastructure, sustainability & price appreciation



Key Components of the Infrastructure Development Surrounding Bangalore International Airport (KIA)

- **Devanahalli Business Park**
Mega project developed within 407 acre land (KSIIDC), attracting over INR 18,160 cr investment in next 5 years.
- **STRR**
Project aims to cover an area of 1019 sq. km. , across ~330 villages
- **BIAL IT Investment Region**
Largest infrastructure project – 12,000 acre located between Doddaballapur-Chikkaballapur has attracted major IT development and residential projects. Phase 2 is planned to start by 2032 with expected job creation for ~0.4 Cr people.
- **Aerotropolis Airport City**
Business parks, education and health district, research and development hubs, entertainment, and hospitality.
- **Graded Residential Townships/Plotted Developments.**



Impact of the Development

- **Increased Property Values:** The areas around the airport, such as Devanahalli, Hebbal, and Yelahanka, have seen substantial appreciation in property prices. For instance, land prices in Devanahalli have surged by over 86% in the last decade
- **Development of Residential and Commercial Projects:** Improved connectivity and infrastructure have attracted numerous residential and commercial projects, areas like Devanahalli and Hebbal now host several IT parks, SEZs, and premium residential properties
- **Enhanced Infrastructure:** The airport has spurred the development of better roads, public transport, and other amenities, making these areas more attractive for investment and living
- **Employment Opportunities:** The presence of the airport has created numerous job opportunities, further driving demand for housing in the nearby localities
- **Economic Boost:** The project is expected to attract businesses, investors and tourists, significantly boosting the local economy
- **Job Creation:** It will generate approximately 3.5 lakh jobs, contributing USD 50 Bn to the state's economy
- **Development Plans:** Includes business parks, IT parks, and a medical district, creating numerous job opportunities
- **Residential Projects:** Several residential projects are proposed near the airport, with a current supply of around 5,000 units. Additionally, 37,000 residential units have been developed in the last three years
- **GCC Capital:** Promoting Bangalore as the GCC (Global Capability Centers) Capital of the world, with about 36% of India's GCCs located in Bangalore

3rd busiest airport in India, touching 3.75 Cr passengers in 2023-24

Domestic passenger Traffic 3.28 Cr

International passenger Traffic 0.4 Cr

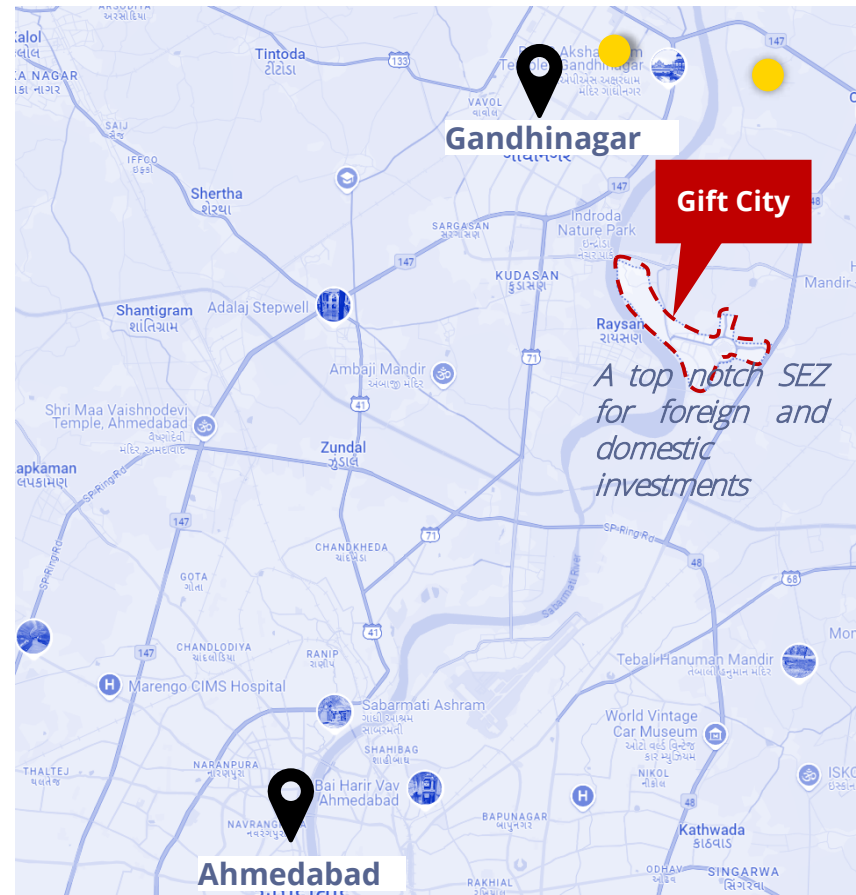
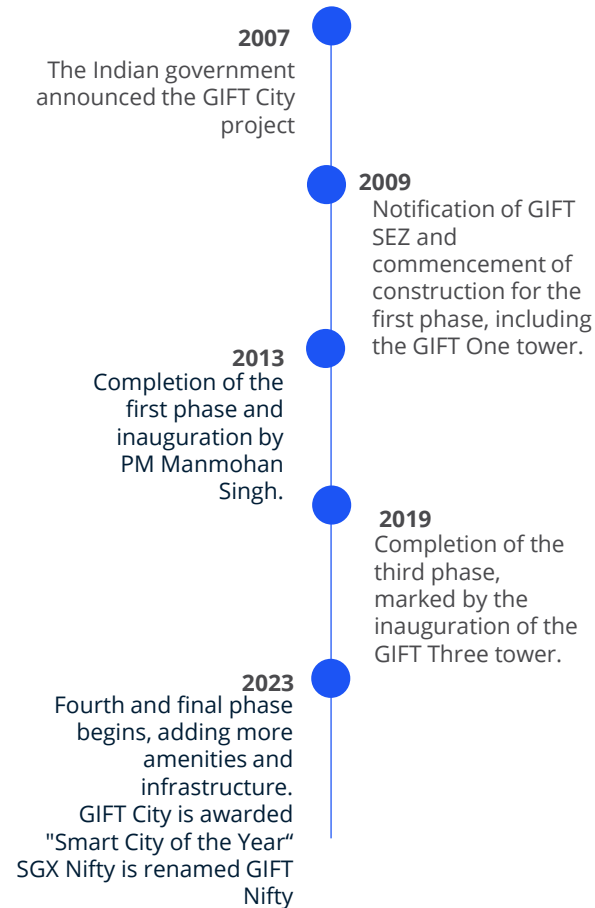
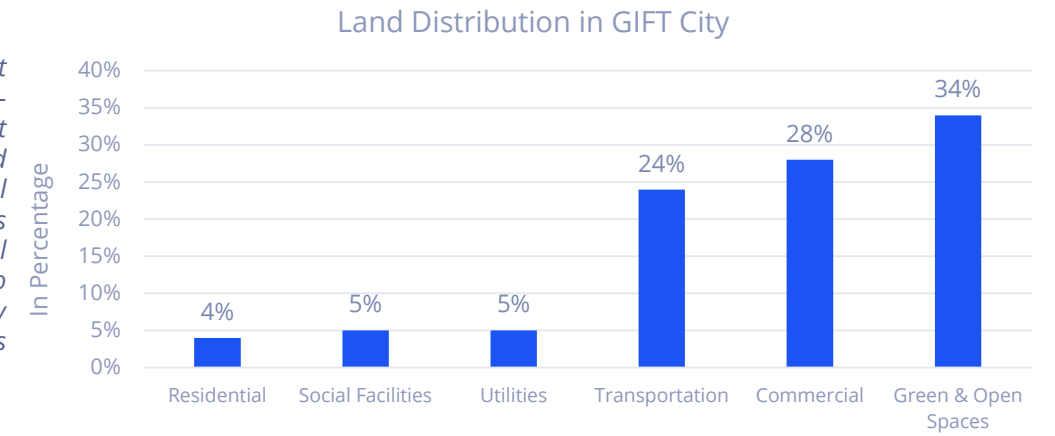
GIFT City

Smart City

Need for the Development

- **Global Financial Integration:** India needed a financial hub that could integrate its markets with global financial systems, similar to other international financial centers like Singapore and Dubai.
- **Modern Infrastructure:** There was a need for state-of-the-art infrastructure to support high-end financial and IT services. GIFT City was designed to provide this, with advanced facilities and a business-friendly environment.
- **Regulatory Clarity and Support:** The creation of the International Financial Services Centers Authority (IFSCA) was needed, to provide a clear regulatory framework, which was essential for attracting international businesses and ensuring smooth operations.

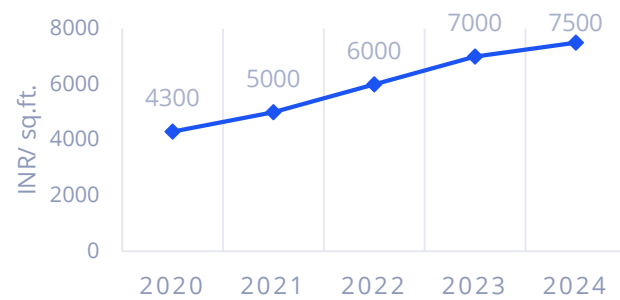
GIFT City, or Gujarat International Finance Tech-City, is India's first operational smart city and International Financial Services Centre (IFSC). It is a global hub for financial and IT services. Designed to be at par with globally recognized business districts.



Impact of the Development

- GIFT City's economic growth has the potential to contribute up to 1% of India's GDP by 2025
- In GIFT City, Alternative Investment Funds (AIFs) have made total investments of approximately \$3 billion as of 31 March 2024, with commitments raised amounting to around \$8.4 billion
- It has a capacity to accommodate 35 fintech companies and two International stock exchanges: witnessing an average daily trading volume of \$30.6 billion and India's inaugural international bullion exchange, with 75 jewelers already onboarded.
- Innovation and Efficiency: GIFT City aimed to set new standards for innovation and efficiency in the financial sector, promoting a culture of global collaboration and technological advancement
- GIFT City has attracted a significant number of residents, with over 5,000 residential units already occupied, housing a population of around 15,000-20,000 people.
- The residential population is expected to grow to around 1 lakh by 2025 as more companies and professionals relocate to the smart city.

Land Price Movement



- **Types of Buildings:**
- **Total 125 Buildings**
- **3 Landmark Buildings (Height - above 350 mt)**
- **27 Buildings (Height - 150 mt +)**
- **46 Buildings (Height- 100 mt +)**
- **3 Schools - International and Domestic Boards**
- **200 Bed Hospital & 4 Hotels (~2500 rooms)**

Types of Sectors that will be impacted

- **Financial Services:** Banking, Insurance, Capital Markets, Asset Management, Foreign Exchange, Securities Services
- **IT and ITES:** Software Development, IT Services, BPO
- **Fintech, Data Centers, Trading, Shipping and Logistics**

Cities impacted the most:

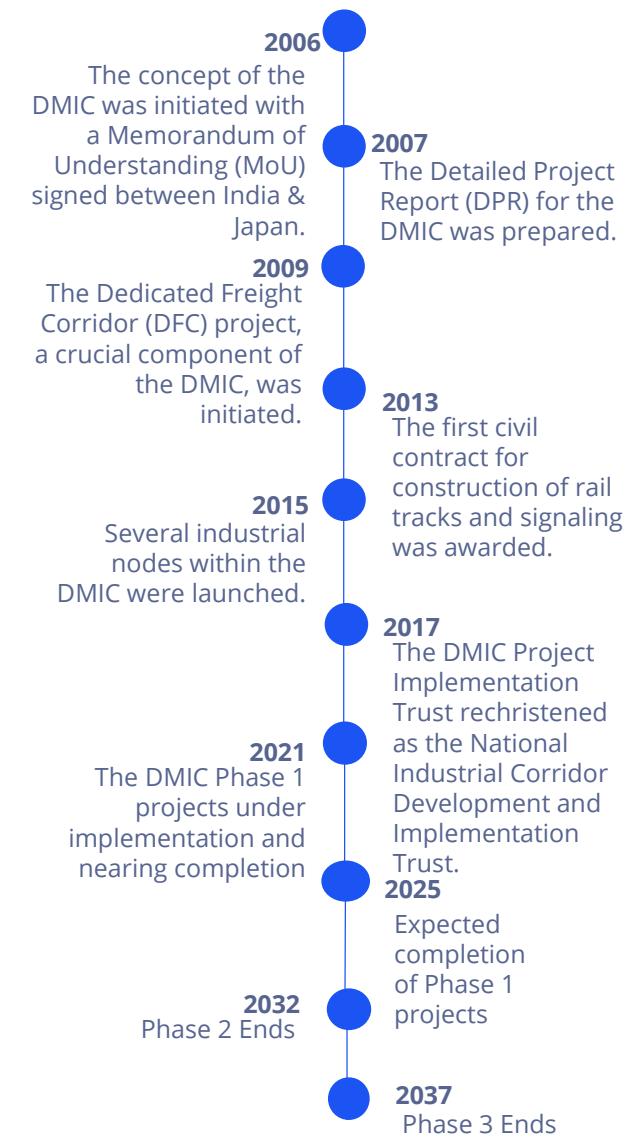
Gandhinagar, Ahmedabad, Shahpur and Lavarpur

Delhi Mumbai Industrial Corridor (DMIC)

Industrial Corridor

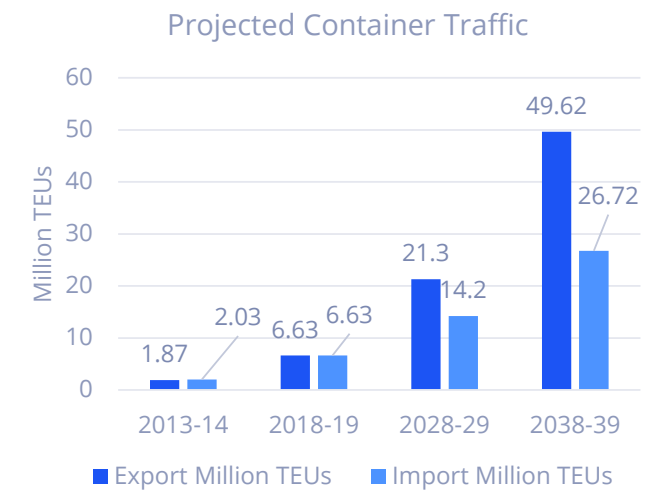
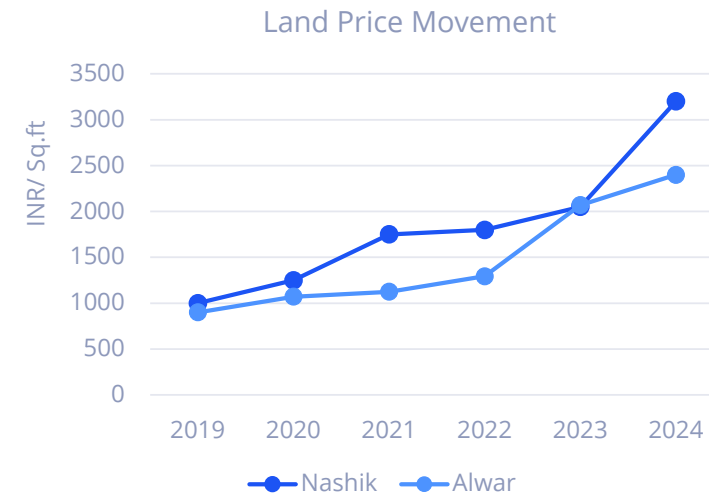
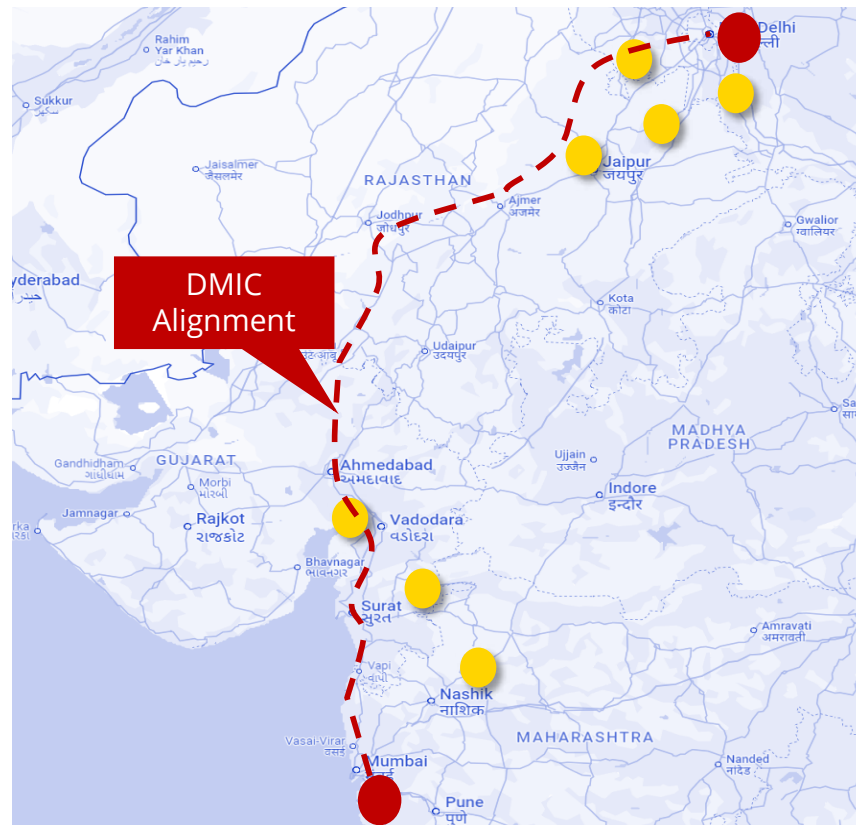
Need for the Development

- Need for industrial infrastructure:** Areas along the western states contribute ~40% to the Indian GDP, while lacking efficient port access, with certain areas being located 1500+ km inland. Large industrial clusters in the NCR, Rajasthan, Gujarat and Maharashtra have significant supply chain dependencies. This has led to congestion along major transportation routes, especially along major transportation routes, especially between Delhi and Mumbai. Need for coordinated logistics, transit and industrial growth has resulted in the inception of DMIC.
- Limited Industrial Growth:** The lack of well-planned industrial zones and supporting infrastructure has restricted the growth of industries. This has resulted in missed opportunities for economic development and job creation.
- Urban-Rural Disparities:** There were significant disparities between urban and rural areas in terms of infrastructure and economic opportunities. Rural areas, in particular, lacked access to basic amenities and employment opportunities.
- Environmental Concerns:** Unplanned industrial growth and inadequate infrastructure often led to environmental degradation, including pollution and depletion of natural resources.



The Delhi-Mumbai Industrial Corridor (DMIC) is a major infrastructure project aimed at boosting industrial development and connectivity between Delhi and Mumbai.

The corridor spans approximately 1,504 km from Dadri in the Delhi NCR to Jawaharlal Nehru Port (JNPT) near Mumbai. The DMIC project is estimated to require a total investment of around USD 90 billion.



- Influence area of 436,486 Sq Kms or 13.8% of India's geographical area**
- GDP growth, 2014-25 : 7.40%**
- 30 high potential districts. 24 regions comprising of industrial regions & industrial areas**



Impact of the Development

Impact at National Level

- Industrial Outcome:** Tripled within 9 years from around INR 150,00,00 crore in 2010
- Employment:** Doubled in 7 years from around 4,000,000 workers in 2010
- Exports:** Quadrupled in 8-9 years from around Rs. 4,000,000 Mn in 2010

Types of Industries

- Automobile And Auto Components, Electronics, Pharmaceuticals, Textiles And Apparel, Logistics And Warehousing General Manufacturing, Defense Manufacturing, Research And Development (R&D), IT And ITES, High Tech Industries, Agro And Food Processing

Cities impacted the most:

- Rajasthan:** Ajmer, Nagaur, Pali, Jhunjhunu, Jaipur, Bhilwara, Chittaurgarh, Kota, Jodhpur and Udaipur
- Madhya Pradesh:** Neemuch, Mandsaur, Ratlam, Dhar and Jhabua districts.
- Gujarat:** Amreli, Bhav Nagar, Palanpur, Mahsana, Ahmedabad, Vadodara, Bharuch, Surat, Vapi and Valsad, Sanand
- Maharashtra:** Bhiwandi, Dahanu Road, Virar, Vasai Road, Diva and Jawaharlal Nehru Port, Navi Mumbai, Pune, Nasik
- Haryana:** Gurgaon and Faridabad
- Uttar Pradesh:** Ghaziabad, Noida, Meerut



Emerging Micro Markets in India thriving through Major Infrastructure Development

- Jewar, NCR
- Sonipat, NCR
- Khopoli, MMR, Maharashtra
- GIFT City, Gandhinagar, Gujarat
- Sanand, Ahmedabad, Gujarat
- Doddaballapur, Bangalore, Karnataka
- Oragadam, Chennai, Tamil Nadu
- Mucherla, Hyderabad, Telangana

Jewar

NCR

A thriving micro market, driven by airport development

Jewar is a small town located along Yamuna-Expressway, It is rapidly transforming into a prominent investment destination with a combination of strategic infrastructure, industrial expansion, and robust government initiatives. This is creating a self-sustaining ecosystem for continuous growth.

- 2020** Uttar Pradesh and Zurich Airport signed a 40 year concession agreement
- 2021** Land acquisition for airport project's Phase 1 initiated. DMRC started preparing DPR for a new metro line
- 2022** Initiation of 30 km 6-lane expressway from NIA to the Delhi Mumbai Expressway.
- 2023** Jewar Airport Construction in progress. Mega Project announcements along Yamuna-Expressway.
- 2024** Jewar Airport completion by April-25. YEIDA Industrial & Residential plot schemes launched.



Accessibility

- Road:** Well connected along Yamuna-Expressway.
- Railway:** Khurja Junction : 28 Km & Rundhi Khera Sarai : 30 km
- Metro:** Raja Nahar Singh, Faridabad : 52 km
- Air:** Jewar Airport : 7 km
Indira Gandhi International Airport: 91 Km
- Distance from Urban Center :**
Delhi - 100 km | 2 hours
Noida - 58 km | 55 mins

News Snippets

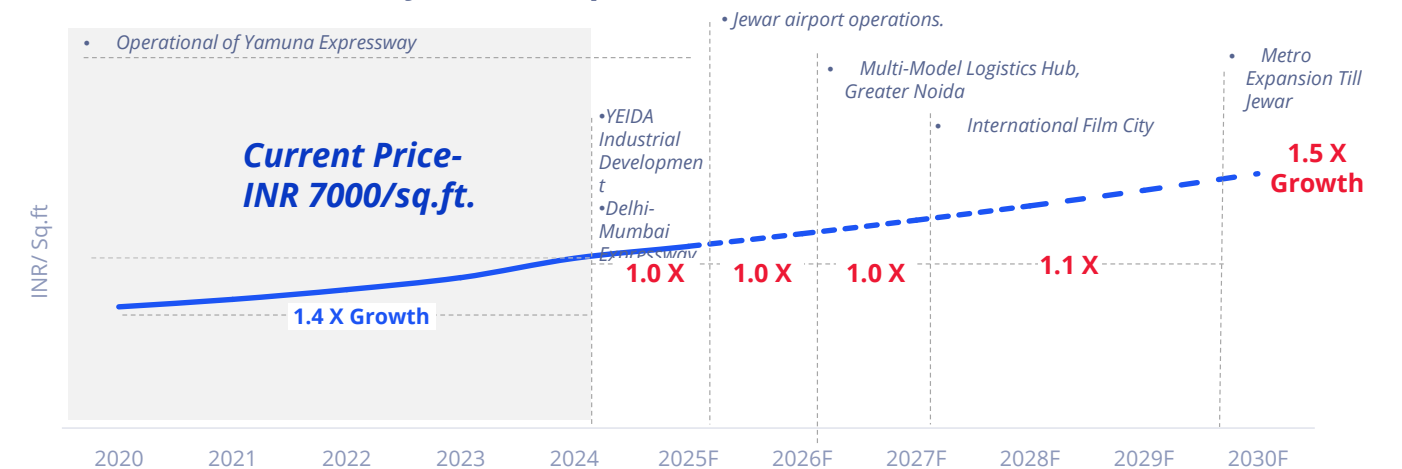
Noida International Airport nears completion rising Jewar ...
25 Jul 2024 — This surge has led to a dramatic increase in land prices in and around Jewar. Since 2018, when the Noida International Airport project gained momentum, land prices in the region have...

NCR sees highest land appreciation since 2019 with 38% ...
22 Jul 2022 — The National Capital Region has seen the highest land appreciation since 2019, with 38% rise on Yamuna Expressway, where the upcoming Jewar airport is under ...

Jewar is emerging as one of the fastest-growing real estate micro-markets, driven by robust economic growth prospects fueled by key infrastructure developments such as the Jewar Airport (Noida International Airport), metro extension, and themed city projects.

Project	Status	Description	Influence on Jewar	Impact
Noida International Airport	Under Construction, Completion by April 2025	Upcoming international airport in Jewar, spread across 1,334 acres	Enhance connectivity & Impact on real estate, land price perception	High
YEIDA Industrial Development	Operational - 2024	The project covers an expansive 1,000 acres of land and is focused on transforming Noida and the Yamuna Expressway regions into dynamic economic hubs.	Stimulate growth of industrial development and economy of the region	High
Metro Connectivity Jewar	Proposed, Expected completion by 2030	66 km long metro corridor connecting IGI airport to Jewar.	Improve Infrastructure connectivity & reduce travel time	Medium
Delhi-Mumbai Expressway	Expected Completion by Dec 2024	Reduced travel time between Delhi and Mumbai to just 12 hours, spread across 1,350 km	Enhanced connectivity from major urban centres	Medium
Yamuna Expressway	Operational - 2017	Established expressway, 165.5 km long with project cost INR 12,839 cr.	Improve connectivity and boosting real estate with attracting multinational companies & township developments	High
International Film City	Proposed, expected completion 2027-28	The pilot project by UP government to be developed in 1000 acres, out of which phase 1- 230 acres allocated for industrial and commercial use.	Investment potential, attracting production houses, media companies and creating a significant economic boost in the region.	Medium
Multi-Modal Logistics Hub (MMLH)	Expected Completion by Dec 2026	MMLH spread across 478 acres, planned to serve the freight movement to and from the industries in the NCR, in U.P	Facilitates faster goods movement, strengthening Jewar's role in the Delhi-Mumbai Industrial Corridor.	Low

Branded Land Price Analysis (INR/sqft)



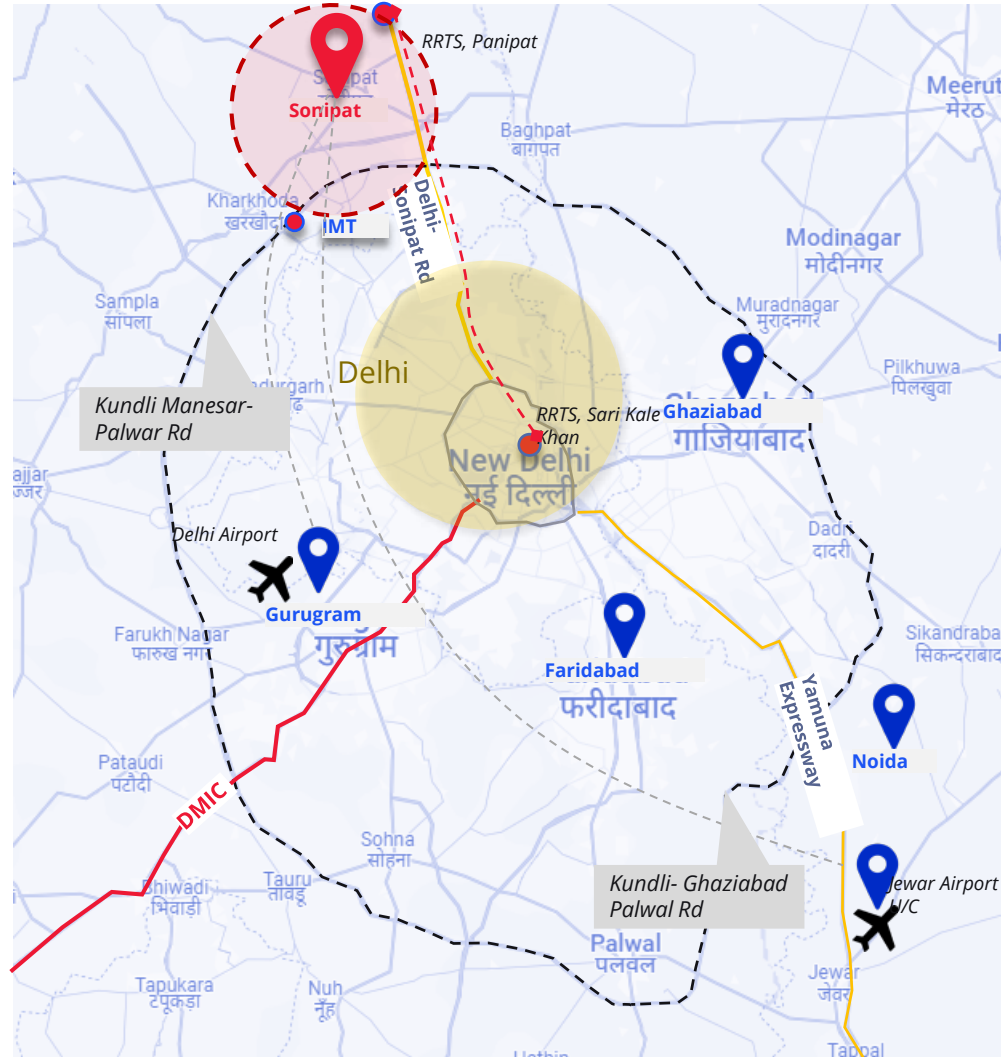
Sonipat

NCR

An emerging real estate micro market led by industrial growth

Sonipat is an established industrial town located in Haryana. In the last decade it has transformed into a key growth real estate hub within the NCR region.

- 2005** The town began to gain attention as a growing satellite town of Delhi, driven by Government promotion of Industrial Model Townships (IMTs)
- 2010** Sonipat saw a rise in industrial investment and Intuitional development. "Rajiv Gandhi Educational City" was proposed
- 2021** As a result of infrastructure upgrade, the town witnessed rapid growth in the residential sector within 6 months
- 2023** Establishment of the Maruti Suzuki plant raised property value by 30% and demand for real estate
- 2024** Upcoming residential & logistics parks strengthen Sonipat as growing real estate & industrial hub for the NCR region



“Sonipat is a well planned industrial city, strategically positioned and bolstered by the transformative Kundli-Manesar-Palwal (KMP) Expressway. It is set to become a beacon of growth and prosperity, driving land prices and opportunities to new heights.”

Project	Status	Description	Influence on Sonipat	Impact
Kundli-Manesar-Palwal (KMP) Expressway	Operational by April 2018	KMP is a well-planned 135.6 km ring road commonly known as Western Peripheral Expressway	Reduced travel time between Sonipat and other major cities like Delhi, Gurgaon, and Faridabad. Attracted investments in manufacturing, retail etc.	High
Sonipat IMT Kharkhoda Development	Operational 2013	It is an Industrial model township development spread across 3,217.19 acres, located abutting KMP expressway	Fueling regions economic growth & industrial dynamics of near by areas.	Medium
Delhi-Mumbai Expressway	Expected Completion by Dec 2024	Reduced travel time between Delhi and Mumbai to just 12 hours	Enhanced connectivity between major urban centres	Medium
Amritsar-Kolkata Expressway	Under Construction Completion by 2025	The expressway will boost industrial and economic growth along the 1,839 km stretch	Sonipat, being strategically located along the corridor, stands to benefit from enhanced connectivity, attracting more industries and businesses	High
Delhi-Panipat-Rapid Rail Corridor	Expected Operations by 2025-26	Semi-high speed rail line connecting Delhi-Sonipat-Panipat, spread across 103 km	To reduce travel time and improved connectivity to the NCR, making Sonipat a preferred investment destination for people seeking urban amenities	High
DMRC Extension Till Sonipat	Proposed - 2024	Narela in the national capital to Kundli in Sonipat district in Haryana,	Reduced travel time to boost real estate price along impact area	High

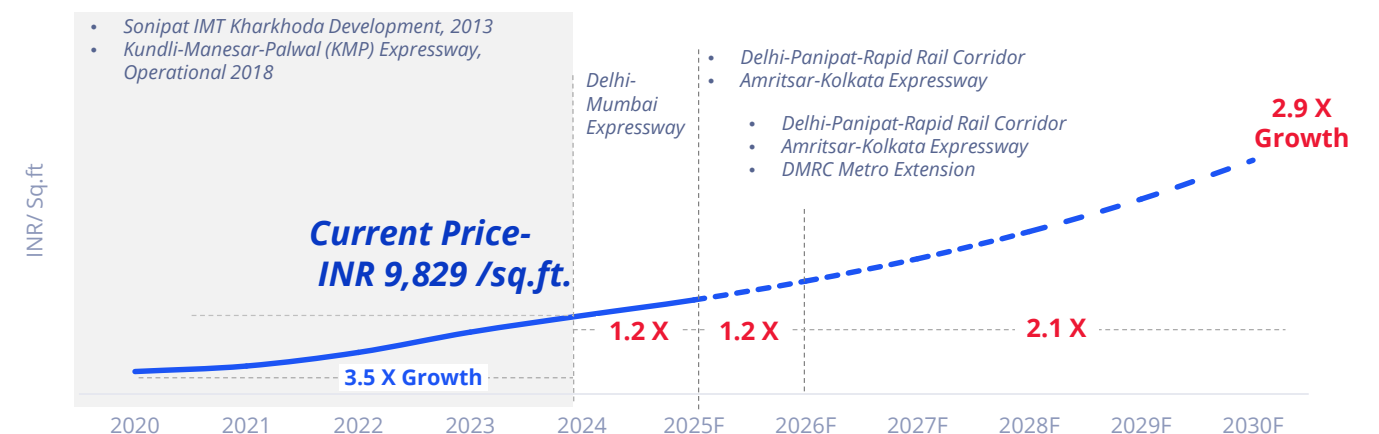
Accessibility

- Road:** NH44, NH1, Kundli-Manesar-Palwal Expressway, NH334B, NH352A, NH709
Delhi-Alwar Road
- Railway:** Sonipat Railway junction - 1.5 km | 5 mins
- Metro:** Samaypur Badli : 35 km | 1 hour
- Air:** IGI: 58 Km | 1 hour 50 mins
- Distance from Urban Centers :** Delhi - 25 km | 40 mins Gurugram - 88 km | 1 hour 45 mins

News Snippets

- Sonipat Real Estate: A New Horizon for Investors**
22 Aug 2024 — Once seen as a satellite town on the periphery of the national capital, Sonipat is now pulsating with the promise of economic and real estate growth.
- Now Delhi Metro will go till Sonipat, three new corridors ...**
4 Sept 2024 — The proposed corridor will be built from Samaypur Badli to Haryana border Kundli and then from Kundli to Sonipat. After the construction of this ...
- The rise of offbeat destinations: A new paradigm in ...**
10 May 2024 — Cities such as Sonipat, Bhiwadi, Panchkula, and Meerut have emerged as prime spots for residential investment, offering a blend of natural beauty, cultural ...

Branded Land Price Analysis (INR/sqft)



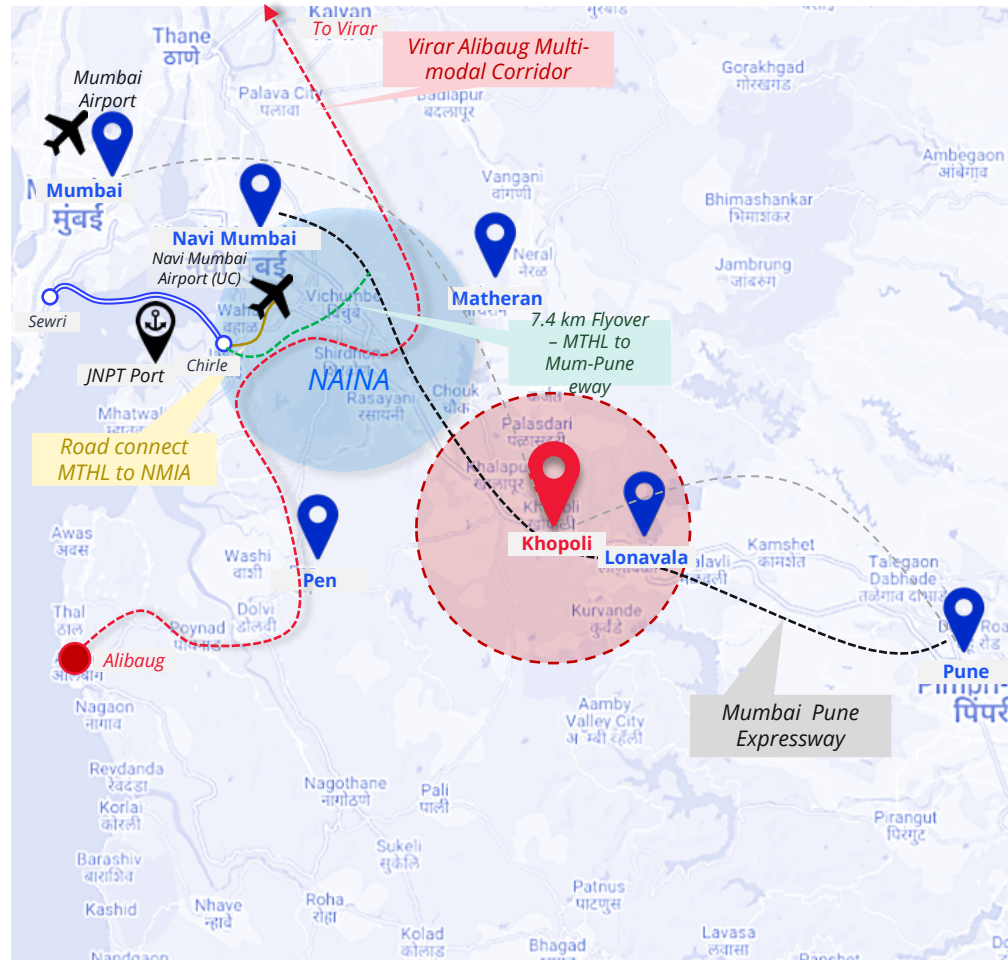
Khopoli

Maharashtra

A rapidly emerging residential & adventure destination near Mumbai Metropolitan Region

Strategically located near the Mumbai-Pune expressway and comprising of landmarks like Imagicaa, Khopoli is in the Khalapur Taluka of Raigad District of Maharashtra. Witnessing strong tailwinds as a result of Mumbai's brand new Mega International Airport at Navi Mumbai. Driven by the rapidly progressing development of NAINA smart city spread over 90,000 acre, Khopoli is fast emerging as a lucrative destination for both investors and end-users.

- 2002** The Mumbai-Pune Expressway, a 6-lane highway, was launched and has reduced the travel time between Mumbai and Pune to a ~3 hours drive.
- 2013** Imagicaa Theme Park opened and has attracted over 5 lakh visitors annually since its opening.
- 2015** Novotel, India's first integrated hotel and resort, opened at Imagicaa.
- 2016** Wakan-Khopoli - Pali road expansion project launched and completed in 2018
- 2017** Missing link of Mumbai Pune expressway project launched in 2017
- 2024** Various plotted development projects are launched by prominent developers, seeking attention of various investors within the Khopoli Area.



Accessibility

- Road:** Mumbai-Pune Expressway, Mumbai-Goa Highway, National Highway 66
- Railway:** Khopoli Railway Station
Lonavala Railway Station : 14 km / 30 min
- Airport:** Navi Mumbai International Airport (UC): 38 km / 45 min
Chhatrapati Shivaji Maharaj Airport : 81 kms / 100 min
Pune Airport : 89 kms / 120 min
- Port:** JNPT Port : 59.6/ 70 min
- Distance from Urban Centers:** Navi Mumbai : 51 kms/ 50 min;
Mumbai 73 kms/ 90 min;
Pune : 80 Kms/ 120 min

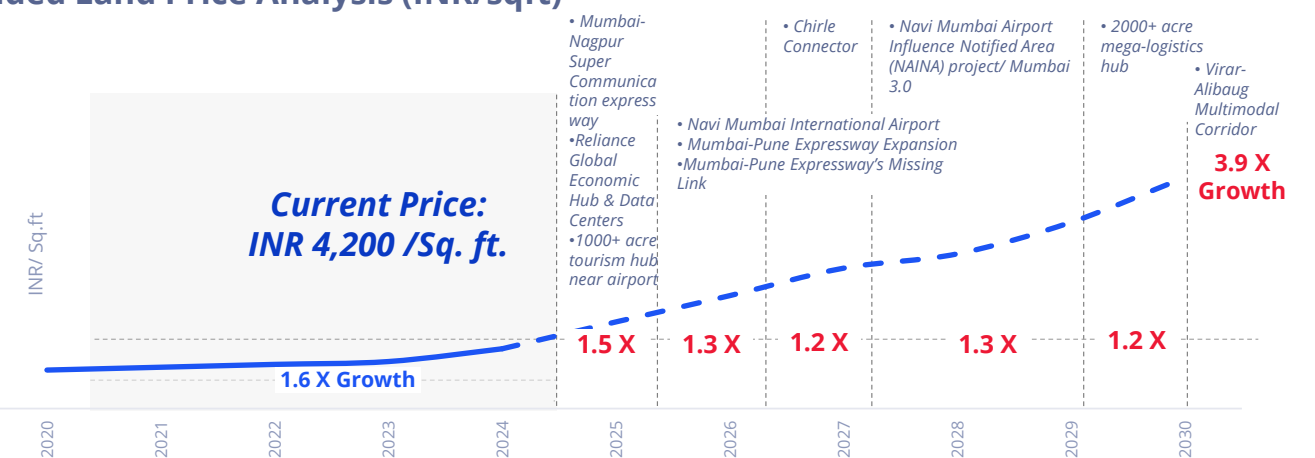
News Snippets

- New Navi Mumbai airport sees inaugural IAF landing; full operations by March 2025**
Manju V / TNN / Updated: Oct 11, 2024, 13:04 IST
- Mumbai-Pune Expressway's Missing Link Project To Be Operational By May 2025, Claims MSRDC**
Officially called as Yashwantrao Chavan Expressway (YCEW), the Missing Link aims to bridge critical gaps in the existing road network between the two cities and ensure seamless connectivity.
- Max growth in built-up area in Pen, Khopoli & Karjat in 10 yrs**
Vaishnavi Chandrashekhar / TNN / Updated: Sep 17, 2023, 04:16 IST

Khopoli has emerged as a promising investment destination due to significant growth in built-up areas, employment, driven by infrastructure developments like the Navi Mumbai International Airport, the Mumbai-Pune corridor.

Project	Status	Description	Influence on Khopoli	Impact
Navi Mumbai Airport Influence Notified Area (NAINA) project/ Mumbai 3.0	Under Implementation, Completion by 2027	A well-planned city in an area of 371 sq. km. around the NMIA	Improve infrastructure and connectivity	High
Navi Mumbai International Airport	Under Construction, Completion by 2025	Spread over 2,000+ acre. It'll handle 90 Mn passengers and 2.6 Mn Tn of cargo annually.	Improve connectivity, large-scale infrastructure upgrade in the region, accelerate commercial development of this region, improve tourist inflow into this region	High
Reliance Global Economic Hub & Data Centers	Planning Stage	Reliance will develop about 3,750 acres of land as an integrated industrial area, at an investment of INR 60,000 cr.	Improve infrastructure and increase employment opportunities	Medium
Virar-Alibaug Multimodal Corridor	Under Construction, Completion by 2030	The Corridor spans ~126 km, connecting key destinations within the Mumbai Metropolitan Region (MMR)	Significantly reduce travel time to Khopoli from Virar & Mumbai	Medium
Mumbai-Pune Expressway Expansion	Under Construction, Completion by 2025	Expressway is planned from 6 to 8 lanes. The project is estimated to cost around INR 5,500 cr	Improve connectivity, increase industrial development, real estate growth	High
Mumbai-Pune Expressway's Missing Link	Under Construction, Completion by 2025	The 13.3 km-long stretch. Under this, there are two tunnels of length 1.67 km and 8.92 km.	Improve connectivity, reduce travel time from Khopoli to Mumbai and Pune by 30 mins.	High
Chirle Connector	Planning Stage Expected completion by 2026	A bridge that will connect the MTHL to the Mumbai-Pune Expressway	Improves connectivity to Mumbai and NMIA. Reducing the travel time from south Mumbai to Khopoli by 30 mins.	High
1000+ acre tourism hub near airport	Planning Stage	It will include hotels, restaurants, amusement parks, entertainment facilities, and tourism-related activities. It will also have a hotel management and training institute.	Improve tourism and infrastructure	High
2000+ acre mega-logistics hub	Under Construction, Completion by 2029	International Mega Logistics Hub will be developed at the at the cost of 1,500 crores on 2,000 acres of land in the Navi Mumbai-Pune area adjacent to the new International Airport area.	Fuels Logistics connectivity & scope, increases employment opportunities	Medium
Mumbai Port Trust (MbPT) Eastern Waterfront Development	Planning Stage	Develop 500 acres of MbPT's idle land, which includes a financial center, a new seafront, open spaces and mass transport projects	Provide a boost to water transport and port infrastructure aiding the logistics and warehousing industry in the regions nearby	Low
Mumbai-Nagpur Super Communication Expressway	Under Construction, Completion by 2024	It is 701 km long and a six-lane expressway. Total estimated cost for project is INR 55,000 Cr	Improved connectivity, increased industrial development, real estate growth, and employment opportunities	Low

Branded Land Price Analysis (INR/sqft)



Shahpur and Lavarpur (GIFT City)

Ahmedabad, Gujarat

A world-class smart city

Gujarat International Financial Tech City, commonly referred to as Gift City, is established as a special economic zone. The city aims to give corporate houses access to top-notch infrastructure and amenities. It hopes to draw domestic and foreign businesses, particularly those in the financial industry.

- 2008** Govt. announced the establishment of the International Financial Service Center (IFSC) in Gujarat.
- 2010** Gujarat International Finance Tech-City Company Limited (GIFTCL) Gujarat International Finance Tech-City Company Limited (GIFTCL)
- 2015** GIFT City was officially inaugurated by the Govt.
- 2023** The SGX Nifty was rebranded as Gift Nifty and relocated from Singapore to GIFT City
- 2024** Metro Inauguration that will connect Ahmedabad to GIFT City



Accessibility

- Road:** NH 48 (Golden Quadrilateral and the Gandhinagar Bypass) The Ahmedabad Outer Ring Road is at 11KM distance
- Railway:** Medra Railway Station: 12 KMS
- Airport:** Sardar Vallabhbhai Patel International Airport: 16 Km
- Port:** Mundra Port: 110 Km distance
- Distance from Urban Centers:** Ahmedabad: 30 kms; 40 mins
Vadodara: 130 kms; 2.5 hrs.

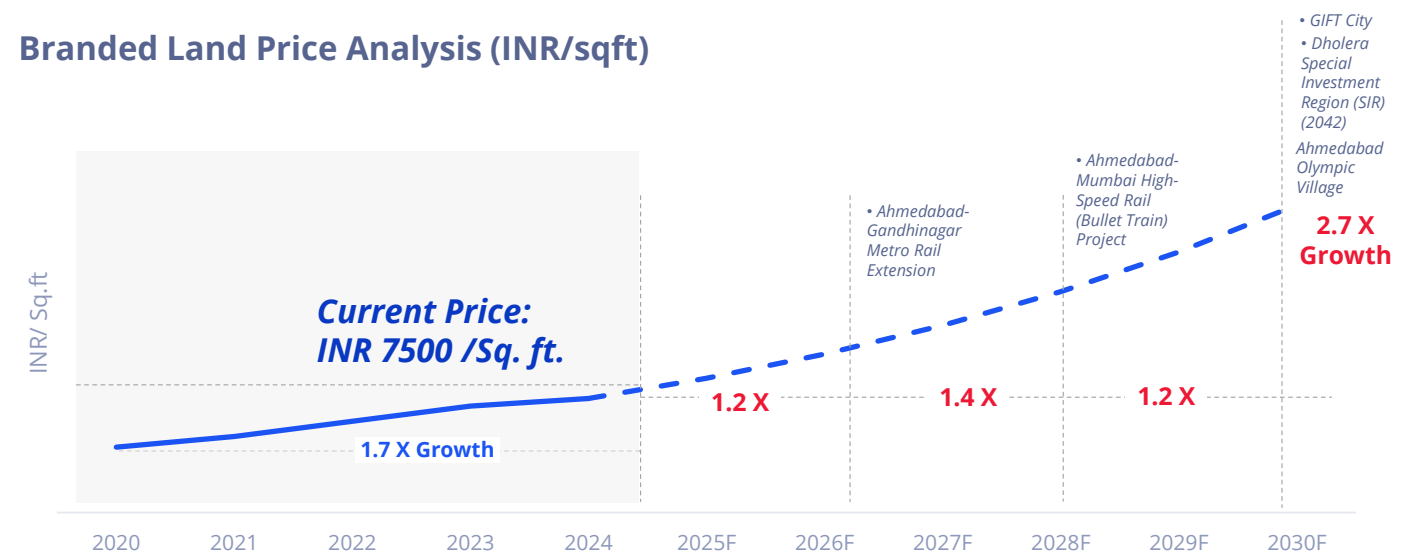
News Snippets

- The Indian Express**
[Home prices at Gujarat's GIFT City up by 30% in 18 months, to double in five years: Experts](#)
- The Economic Times**
GIFT City gets record bid for 5.22 lakh sq ft development rights in SEZ
- Gujarat Samachar**
Land prices to go down as Surrounding area of GIFT now under GUDA's jurisdiction
- Times of India**
[Residential plot: Gift City sees record bid of Rs 3,870/ft](#)

From Greenfield to Global Hub: Shapur and Lahapur have been transformed into a dynamic GIFT City, propelling India's financial future through strategic infrastructure and visionary planning. With over 700 registered financial institutions now operating within GIFT City, the region is poised to become a major global financial center.

Project	Status	Description	Influence on Shahpur and Lavarpur	Impact
GIFT City	Operational Completion by 2030	A smart city and a SEZ spread over 886 acres, aimed to become a hub for domestic and foreign investments	Socio-Economic, financial and infrastructure boost for the region	High
Ahmedabad-Mumbai High-Speed Rail (Bullet Train) Project	Under Construction Completion by 2028	A rail corridor of around 508 kms in length, operating at a speed of 320 km/h. The corridor includes 12 stations and costs US\$15 billion.	Enhanced accessibility to a major urban center boosting connectivity	Medium
Dholera Special Investment Region (SIR)	Under Development Completion by 2042	A greenfield industrial smart city spanning approximately 920 sq. kms, encompassing 22 villages and costing \$17 billion	Increased trade and connectivity	Medium
Ahmedabad-Gandhinagar Metro Rail Extension	Under Construction Expected Completion by 2026	28.25 km Ahmedabad Metro Rail Extension (Phase 2) project has 2 corridors and an estimated cost of INR 5384.17 cr.	Reduced travel time and added convenience from a major urban center, boosting growth	High
Ahmedabad Olympic Village	Under Construction Completion by 2030	A proposed residential complex spread over 650s acre for the 2036 Olympics	Increased Socio-Economic impact and urbanization boost	Medium

Branded Land Price Analysis (INR/sqft)



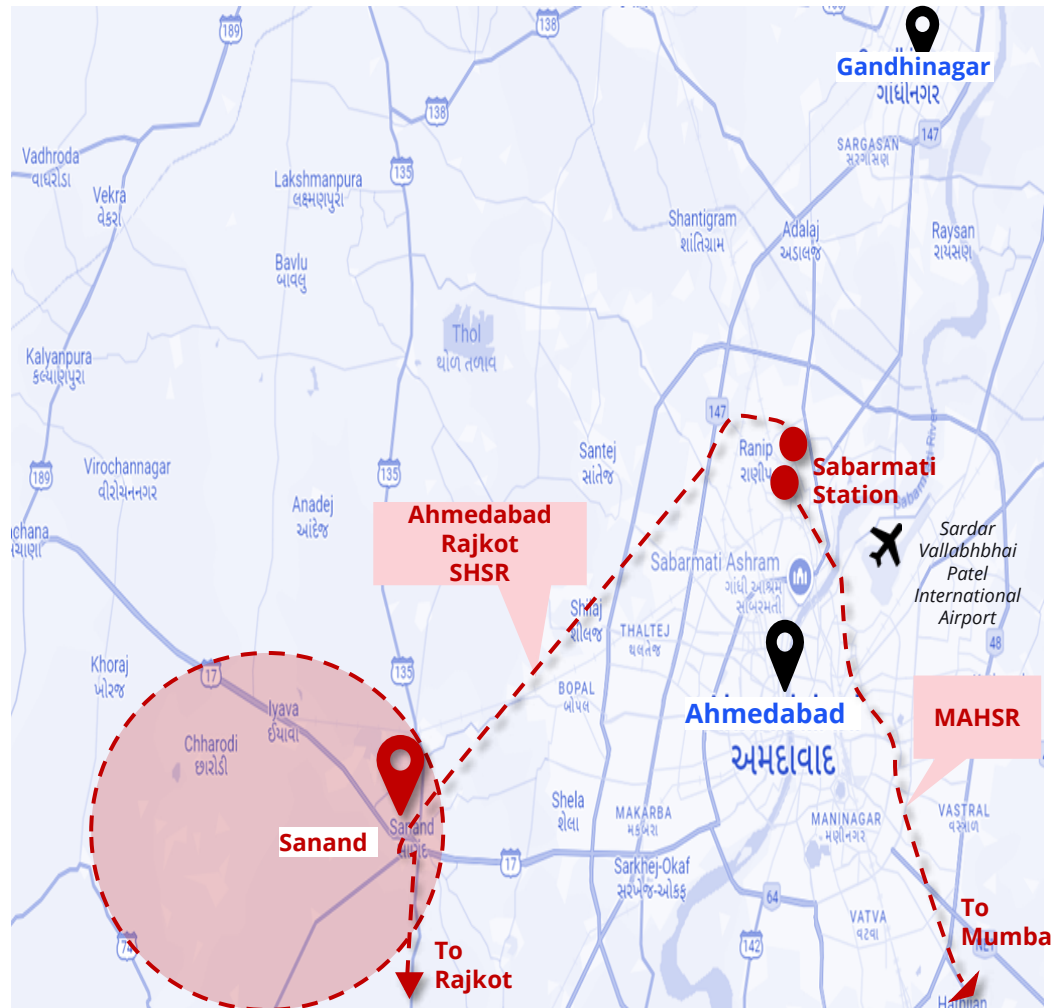
Sanand

Ahmedabad, Gujarat

A satellite town to an industrial powerhouse

Sanand is located in the western part of India. It is a rapidly growing industrial hub, hosting manufacturing plants of major domestic and foreign companies. It is particularly known for its automotive industry. Gujarat Industrial Development Corporation (GIDC) aims to build Sanand Estate into an industrial powerhouse.

- 2000** Sanand begins to attract attention due to its proximity to Ahmedabad and potential as an industrial hub
- 2010** The Gujarat Industrial Development Corporation (GIDC) initiates the development of the Sanand Industrial Estate
- 2012** Major MNCs start setting up manufacturing units in Sanand
- 2015** Sanand II Industrial Estate was announced, focusing on smart infrastructure and attracting high-tech industries.
- 2020** Sanand is designated as a Special Investment Region (SIR), paving the way for large-scale infrastructure projects
- 2024** GIDC to spend INR 150 cr over the next eight months to transform Sanand II into a model industrial estate



Sanand is quickly becoming a popular hub for industrial growth due to its strategic location, favorable government initiatives and confluence of projects like DMIC. This is further aided by the growth of the automobile industry, and proximity to the DMIC.

Project	Status	Description	Influence on Sanand	Impact
Ahmedabad-Mumbai High-Speed Rail (Bullet Train) Project	Under Construction Completion by 2028	A rail corridor of around 508 kms in length, operating at a speed of 320 km/h. The corridor includes 12 stations and costs US\$15 billion.	Enhanced accessibility to a major urban center boosting connectivity	Medium
Delhi Mumbai Industrial Corridor (DMIC)	Operational Expected completion by 2037	The corridor aimed to boost industrial development and connectivity between Delhi and Mumbai spans 1504 kms and costs USD 90 billion	Fueling economic growth and urbanization	High
Ahmedabad-Rajkot Semi-High-Speed Rail Project	Under Construction Start year 2024	The railway project covers 227.60 kms, covers 6 stations and has an estimated cost of INR. 28,291.44 cr.	Reduced travel time and added convenience from a major urban center, boosting growth	High

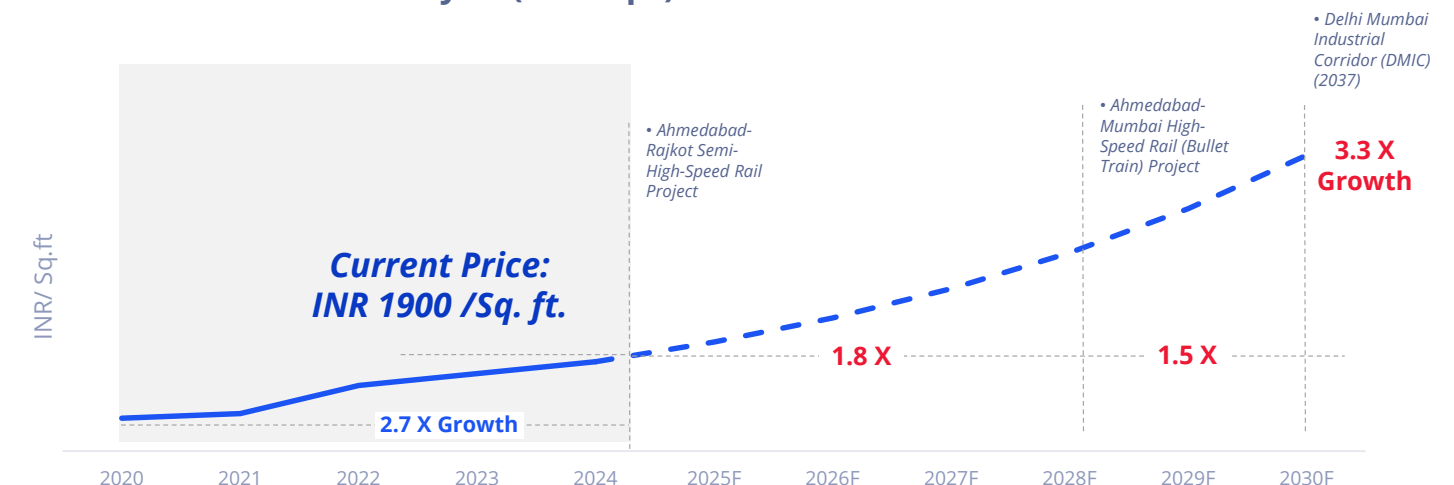
Accessibility

- Road:**
National Highways: NH-8A
State Highway: SH-17, SH-144, SH-135 and SH - 74 are linked with Sanand
- Railway:**
Ahmedabad junction at 35 km from Sanand
- Airport:**
Ahmedabad Airport: 35 Kms distance
- Port:**
Nearest port: Dahej Port at 270 Kms
- Distance from Urban Centers:**
Ahmedabad: 25 kms; 50 mins
Vadodara: 130 kms; 2.5 hrs.

News Snippets

- Times of India**
150cr to be spent to turn Sanand II into model estate
Discover how GIDC's 150cr investment is turning Sanand II into a cutting-edge smart industrial park in Ahmedabad.
- Times of India**
Circular targets land sale snags in Sanand - Times of India
- The Economic Times**
Neral-Matheran in Maharashtra, Sanand-Nalsarovar in Gujarat among top 5 new corridors for investment in la
Investors can expect high returns in land parcels in emerging investment corridors such as Neral-Matheran and Sanand-Nalsarovar,...

Branded Land Price Analysis (INR/sqft)



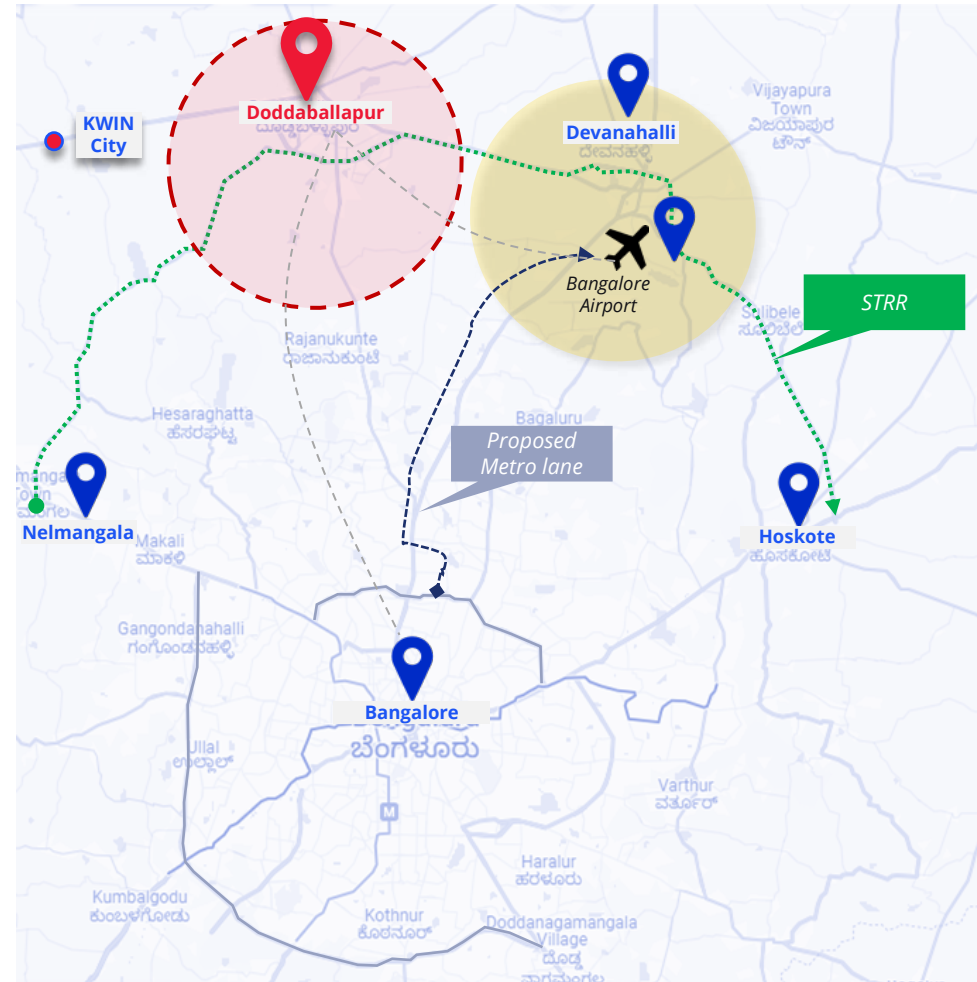
Doddaballapur

Bangalore, Karnataka

Bangalore's Untapped Treasure, Offering immense potential for growth and investment

Doddaballapur, located in the northwest outskirts of Bangalore, is a rapidly growing market where industrial growth meets residential comfort at affordable prices. The market has boomed post covid due to a growing need for second homes. Growth aided by government initiatives in infrastructure/ industrial development.

- 2000** Town was known for Silk weaving small scale industries.
- 2008-09** Bangalore International airport began operations Integrated Textile Park is Planned
- 2015** Launch of Aerospace SEZ, BIAL IT Investment Region, and suburban rail network the key triggers for urban growth
- 2023** STRR construction boosted real estate value around Nelamangala-Hoskote.
- 2024** Proposal of large scale industrial, township and infrastructure upgradation projects.



Accessibility

- Road:** SH-9, National Highway 648, NH-48 and Doddaballapur-Hoskote bypass connects to the Bengaluru-Chennai Expressway
- Railway:** Dodaballapur Railway Station-2.8 Km | 10 mins
Metro: Majestic Station: 60 km | 1 hour 25 mins
- Air:** Kempe Gowda International airport - 30 km |
- Port:** Mangalore - 360 km | 7 hours
Chennai- 360 km | 7 hours
- Distance from Urban Centers :** Bangalore - 42 km | 1 hour 30 mins
Mysore - 180 km | 3 hours 20 mins

News Snippets

- STRR's Dabaspel-Hoskote segment opening march 2024**
28 Feb 2024 — Key infrastructure enhancements include the nearing completion of a railway overbridge (RoB) near Doddaballapur and an underpass near ...
- Karnataka's KWIN City Near Bengaluru Set To Transform ...**
1 Oct 2024 — Positioned as a 5800 acre "game-changer," KWIN City is designed to be a pioneering hub for knowledge, health, research, and innovation, ...

North Bangalore, a rising real estate hotspot, is experiencing a surge due to the launch of the KWIN City project and the development of business corridors/ ring roads, making it a preferred investment destination.

Project	Status	Description	Influence on Doddaballapur	Impact
Satellite Ring Road	Operational Phase 1 March 2024	Under construction 6 lane expressway spread across 280.8 km, developed at cost of INR 4.750 cr	Improve connectivity amongst peripheral areas of Bengaluru and benefit investment potential.	High
Metro Line-5 Nagawara - KIAL	Under Construction, Expected completion by 2026	Metro connectivity from Nagawara to Bangalore airport stretches across 28 km, with estimates projecting a cost of INR 10,000 cr.	Enhance travel convenience for people commuting to/from Doddaballapur via feeder systems, benefits in investment opportunity.	Medium
Foxconn's iPhone	Operational - 2024	The plant is located on a 300-acre campus in the IT investment region (ITIR) near the BIA.	Stimulate growth of industrial development and economy of region	Low
Bengaluru Business Corridor	Under Land Acquiring stage - 2024	The project is spread across 2,569 acres, costing INR 27,000-cr, It will connect Tumakuru Road to Hosur Road, crossing key thoroughfares including Doddaballapur Road, Bellary Road	Corridor will boost new businesses and industries, and raise investment in manufacturing and real estate developments	High
KWIN City - 5800 acres	Project Launched Sep 26, 2024	KWIN City envisions creating a vibrant, green metropolis spread across 5,800 acre, and is designed to accommodate 500,000 residents	Rise in investment potential and land price appreciation	High
Yelahanka Flyover	Expected Completion by March 2025	Flyover stretches across 1.8 km with a project cost of INR 162 cr.	Improved connectivity will encourage industrial and commercial activity in Doddaballapur, which already hosts textile industries, warehouses, and industrial estates.	High
BIAL IT Investment Region	Phase 2 Expected completion by 2032	BIAL project spread across 12,000 acres, Phase 1 started in 2015, is located between Doddaballapur & Nandi hill.	Improves economy of region & land price appreciation along the micro markets.	High

Branded Land Price Analysis (INR/sqft)



Oragadam

Chennai, Tamil Nadu

A multi-faceted industrial zone

Oragadam is an industrial suburb of Chennai. It is the biggest automobile hub in South Asia and is a rapid growing suburb of Chennai. It is now evolving into a hub for diverse industries. It is also recognized as Chennai's largest and most developed industrial belt.

2000 Oragadam begins to gain attention as a potential industrial area due to its proximity to Chennai

2005 Initial Industrial Growth: The area starts attracting small-scale industries and manufacturing units.

2010 Rapid Industrialization: Major automobile companies set up manufacturing plants in Oragadam.

2015 Infrastructure Development: The Tamil Nadu government initiates infrastructure projects, like Oragadam Industrial Corridor Road

2020 Continued Expansion from this year onwards

Oragadam's transformation into a vibrant hub of economic activity and real estate development, fueled by the Chennai Peripheral Ring Road and Chennai-Bengaluru Industrial corridor, makes it a highly promising destination for both investors and residents.

Project	Status	Description	Influence on Oragadam	Impact
Chennai Peripheral Ring Road	Under Construction Completion by 2025	The project costs around INR 12000 cr. and is expected to shorten the travel time by nearly ~40 minutes	Improved Connectivity and enhanced accessibility to a major urban centre	High
New Chennai Greenfield Airport, Parandur	Under Development Completion by 2046	The Parandur airport spread over 5000 acres and costs around INR 32,705 cr.	Improved connectivity, Investment potential and impact on land prices	Medium
Fintech City, Nandambakkam	Under Construction Completion by 2025	The project spans 56 acres and has an estimated cost of INR 116 cr.	Increased urbanisation and socio-economic growth	Medium
Chennai-Bengaluru Industrial Corridor (CBIC)	Under Development Completion by 2025	This corridor spans approximately 560 kms in length and costs approximately \$181 billion	Enhanced mobility and infrastructure growth for the region	High

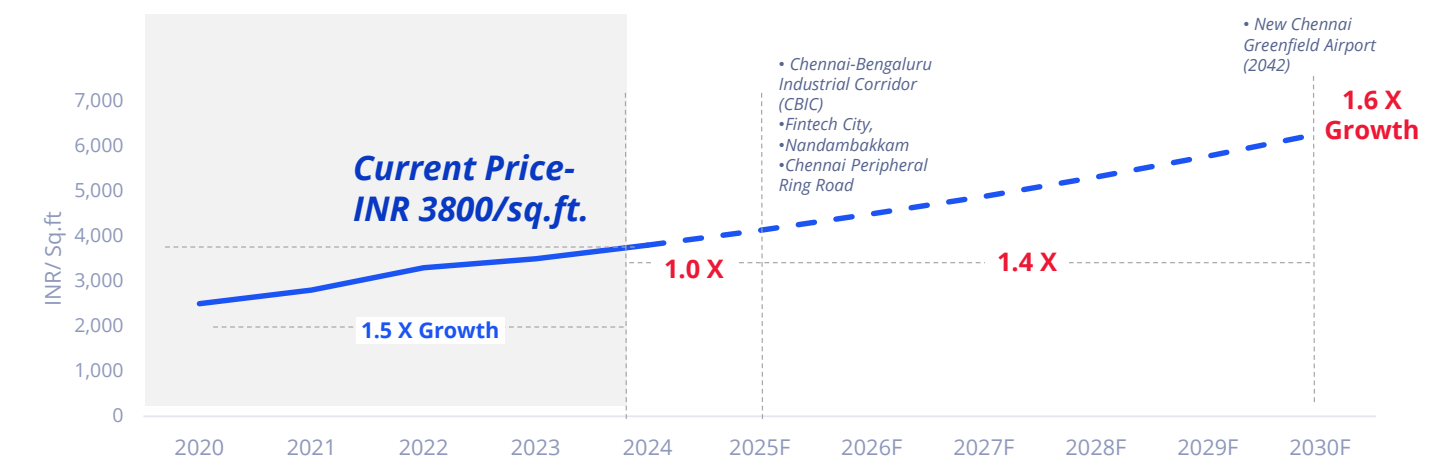
Accessibility

- Road:** National Highways: NH-4, NH-45
State Highway: SH-57, SH-48
Proposed: Chennai Peripheral Ring Road
- Railway:** Thirumani Railway Station at 7.6 Km
- Airport:** Chennai International Airport at 49 Km distance
- Port:** Nearest port: Chennai Port at 56kms and Ennore Port at 84 kms distance
- Distance from Urban Centers:** Chennai: 60 kms; 50 mins
Puducherry: 100 kms; 2.0 hrs.

News Snippets

- TP Times Property**
Chennai Real Estate: Areas Poised For Growth In 2024
In this New Year, the real estate market is expected to see a surge in demand, especially in the following markets.
- Times Now**
How The Chennai Peripheral Ring Road Is Expected To Benefit Commuters
The Chennai Peripheral Ring Road is already considered one of the city's major developments, funded by international and domestic entities...

Branded Land Price Analysis (INR/sq.ft.)



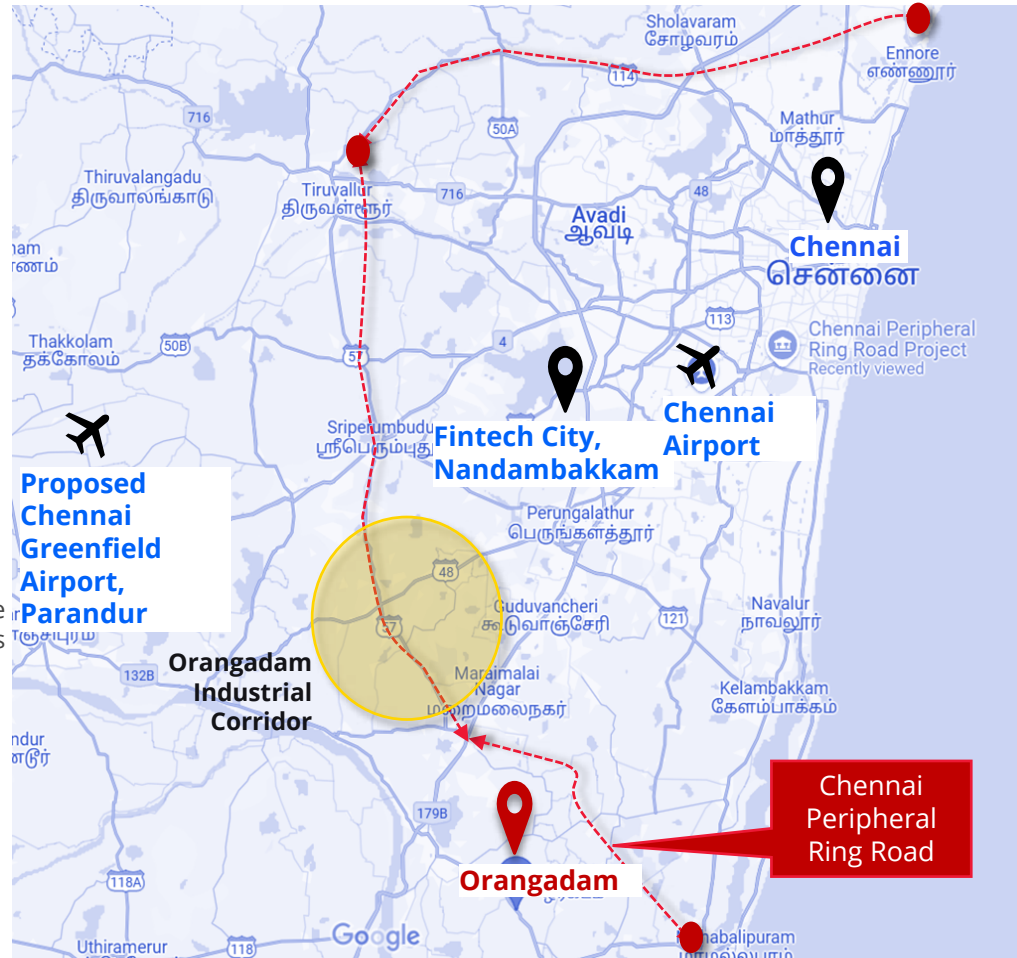
Mucherla

Hyderabad, Telangana

“Future city” of Telangana

Mucherla, located near Hyderabad, is currently being actively developed as a “future city” by the Telangana government. The focus is to transform it into a major urban center with investments in healthcare, education, sports infrastructure, and an AI hub, effectively positioning it as a new growth corridor for Hyderabad.

- 2000** Oragadam begins to gain attention as a potential industrial area due to its proximity to Chennai
- 2005** Initial Industrial Growth: The area starts attracting small-scale industries and manufacturing units.
- 2010** Rapid Industrialization: Major automobile companies set up manufacturing plants in Oragadam.
- 2015** Infrastructure Development: The Tamil Nadu government initiates infrastructure projects, like Oragadam Industrial Corridor Road
- 2020** Continued Expansion from this year onwards



Accessibility

- Road:** National Highway 765 (NH 765) Hyderabad to Tokapelle Road Hyderabad Regional Ring Road (RRR) is planned to pass near Mucherla.
- Railway:** Hyderabad Railway station :60 kms | 1 hour 25 mins
- Metro:** Hyderabad Metro's Phase 2 : 45 kms | 1 hour
- Air:** Rajiv Gandhi International Airport (HYD) : 31kms | 40 mins
Begumpet Airport : 45 km | 1 hour 30 mins
- Port:** Krishnapatnam Port : 450 kms
Visakhapatnam Port : 650 kms
- Distance from Urban Centers :** Hyderabad : 45kms | 70 mins

News Snippets

Mucherla Set to Become Telangana's Fourth Major City
16 Aug 2024 — ... Mucherla, will see a rise in land value. Open plots in these peripheral areas will become more valuable as investors and developers ...

Mucherla Will Catapult Hyderabad to Global City Ranks
Telangana
Nabinder Bommala
5 August 2024 12:35 AM

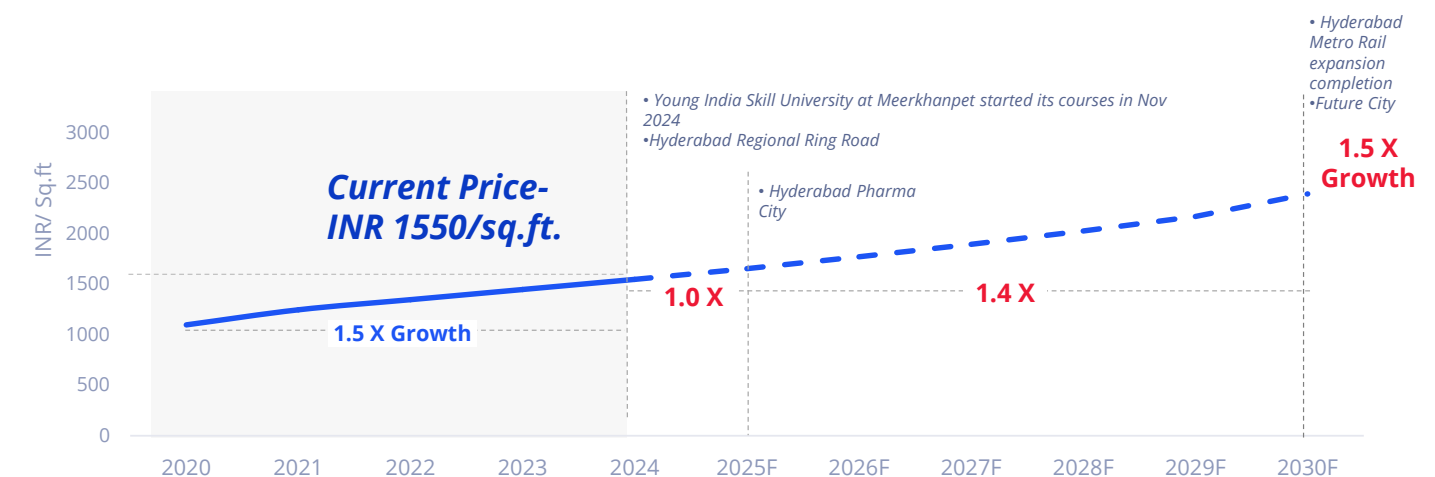
Telangana's future city to be developed in Mucherla: CM Revanth Reddy
Ch Sushil Rao / TNN / Jul 31, 2024, 13:05 IST

Metro Rail, Airport Connectivity to Mucherla: CM Revanth
Southern States
DC Correspondent
18 August 2024 12:18 AM

“ The development of Mucherla as Telangana’s future city is set to transform it into a major hub for investment, healthcare, education, and sports, significantly boosting the region’s economic and infrastructural landscape. Location on the HRRR leading to ease of travel. ”

Project	Status	Description	Influence on Mucherla	Impact
Future City	Proposed Expected completion by 2030	The Future City will cover an area 10,800 acres. The city plans to build a metro rail, hospitals, a cricket stadium, and a skill development university. The city will also include an artificial intelligence hub, an international golf course, and other amenities	Infrastructure growth, socio-economic development, increased land value in the region and urbanisation	High
Hyderabad Regional Ring Road	DPR Stage	Expressway project by NHAI (340 Km) is a proposed 4 lane access-controlled road connecting the towns of Sangareddy, Toopran, Choutuppal, Amangal, and Shankarpally.	Improved connectivity, land price increase and ease of travel between the regions	High
Hyderabad Pharma City	Under Construction Expected completion by 2025	Pharma City is a 19,000-acre project, including facilities to make antibiotics, synthetic drugs, chemicals, vitamins, vaccines, and more. It will also prioritise R&D and feature a special university dedicated to research, training, and skill development in the healthcare and pharma sectors	Increased industrial growth, economic development and infrastructure development complimenting the region	High
Hyderabad Metro Rail expansion	Proposed Expected completion by 2030	A 40-km Metro Rail line will connect the Rajiv Gandhi International Airport (RGIA) to the proposed 'Fourth City' in Mucherla	Improved connectivity, enhanced accessibility and convenience for travelling to the region	High
Young India Skill University at Meerkhanpet	Under Construction	The university has launched three schools: the School of Logistics and E-Commerce, the School of Healthcare, and the School of Pharmaceuticals and Life Sciences.	Skill development and employment growth	Medium

Branded Land Price Analysis (INR/sqft)





Townships in the western region are emerging as top destinations for expected returns, fueled by strong pent-up demand, high population density, industrial expansion, and the considerable purchasing power of residents in established metropolitan areas.

Conclusion

Investment Potential Matrix

Based on market analysis and key growth factors such as infrastructure development, government-led economic initiatives, urbanization, and socio-environmental considerations, eight prominent micro-markets across India have been identified. These areas have experienced significant land price appreciation over the past five years and are expected to continue thriving, driven by growth prospects and the announcement of major projects.

Presence of Infrastructure projects

Influence scale of the developments

Land Investment Potential: Top 8 Micro Markets	Airport	Railway	Metro	Highway & Ring roads	Expressway	Mega project by Government YEIDA, NAINA, GIFT City etc.	Mega Project by private entity Adani, Reliance etc.	Industrial Development & MMLP	Port developments	Average land Price (INR/sq.ft)	Connectivity	Availability of Land	Tourism Potential	Impact of infrastructure	Public & Private Investment Commitments (INR Cr)	Price appreciation in last 5 years
Jewar	✓	✗	✓	✗	✗	✓	✗	✓	✗	7000	High	Very High	Low	High	75,888	1.5 X
Sonipat	✗	✓	✓	✗	✗	✗	✓	✗	✗	9829	High	Moderate	Low	Moderate	72,176	2.9 X
Khopoli	✓	✗	✗	✓	✓	✓	✓	✓	✓	4200	Very High	Moderate	Very High	Very High	299,742	3.9 X
GIFT City	✗	✓	✓	✗	✗	✓	✗	✓	✗	7500	Moderate	Moderate	Low	High	74,584	2.7 X
Sanad	✗	✓	✗	✗	✗	✗	✗	✓	✗	1900	Moderate	Moderate	Low	Moderate	121,000	3.3 X
Doddaballapur	✓	✗	✓	✓	✗	✓	✓	✓	✗	3800	High	Moderate	Moderate	High	22,584	1.5 X
Oragadam	✓	✗	✗	✓	✗	✓	✗	✓	✗	3800	Moderate	Moderate	Low	High	49,750	1.7 X
Mucherla	✗	✗	✓	✓	✗	✓	✓	✓	✗	1550	Moderate	High	Low	Moderate	89,769	1.5 X

Note: The Public/Private list is just indicative based on secondary research for the mega projects total outlay cost publications by various authorized new articles.



Land Investment Guideline for investor



Locations

Identifying and Prioritizing land near expanding urban centers and infrastructure development. benefits from high land appreciation



Infrastructure led Growth Potential

Prioritizing areas with government support initiatives, urban development and mega project to ease urban connectivity 2-3 hours.



Environment & Social Factor

Invest in areas that provide a combination of scenic landscapes and proximity to urban amenities. This leads to a rise in investment desirability among investors/home buyers



High Rental Appreciation

Investors can gain from long-term investments in emerging markets, securing high rental yield returns as cities expand and connect with surrounding areas.

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