

Colliers | Colliers highlights top 3 Emerging Cities within India

One Year Old Report

Mumbai, 23rd January 2025: Over the last decade, India has witnessed an unprecedented expansion of its road infrastructure including expressways, a transformation that has not only improved connectivity but also reshaped the country's real estate landscape. This infrastructural milestone has fuelled urban development, particularly in regions where improved connectivity has unlocked potential for economic and real estate growth of cities. Colliers' latest report, "**Top 30 emerging cities of India**" identified 8 micro markets across 30 cities in India.

Colliers conducted a comprehensive parameter-based analysis matrix to evaluate the growth drivers of emerging cities. This matrix was developed using five key parameters: **physical infrastructure, social infrastructure, demographic growth, economic development, and real estate dynamics**. Cities with a well-established ecosystem and strong future growth potential, driven by development initiatives from both government and private sectors, achieved higher scores in the assessment. The analysis highlights the next set of 30 cities with significant growth potential beyond India's well-established cities. Among the emerging cities assessment, **Nagpur emerged as the top performer, followed by Jaipur and Lucknow**, all three of which are anticipated to establish a strong presence in India's real estate and market in the coming years.

Expressways as growth catalysts

Expressways serve as major catalysts for the economic growth of emerging cities. The development of expressways, highways, and feeder routes under ambitious initiatives such as the **Bharatmala Pariyojana** has been pivotal in this transformation. This growing network has unlocked previously inaccessible or underdeveloped areas, creating significant opportunities for real estate development. As a result, land prices and demand for residential, commercial, and industrial spaces have surged in these locations.

Expressways like the Yamuna Expressway, Mumbai-Pune Expressway, and Dwarka Expressway exemplify how improved infrastructure can transform surrounding areas into real estate hotspots. This trend highlights a broader pattern across India, where the construction of new expressways is directly linked to land price appreciation and urbanization. Enhanced accessibility attracts businesses and investments while increasing the appeal of residential and commercial spaces, triggering a ripple effect of development.

Colliers has analyzed eight major expressways, including the **Nagpur-Mumbai Expressway (Samruddhi Mahamarg)**, Ahmedabad-Dholera Expressway, Jaipur-Delhi Expressway, Meerut-Delhi Expressway, Delhi-Chandigarh Expressway, Delhi-Agra (Yamuna Expressway), Bhopal-Indore Expressway, and Lucknow-Agra Expressway (Purvaanchal Expressway), along with the cities and their impacted micro-markets. This analysis reveals that the **operationalization of the 701 km Samruddhi Mahamarg Expressway has positioned Nagpur at the top of the list among these 30 emerging cities for investment in India**. With an expected return of 5.2x by 2035, Nagpur has become one of the most sought-after investment destinations.

Discover more insights in our Research Report [here](#)

Media Contact:

Sukanya Dasgupta

National Director & Head, India Marketing & Communications

sukanya.dasgupta@colliers.com

+91 98118 67682

About Colliers

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MIHAN Project Creates Over 1.16 Lakh Jobs in Nagpur: RTI Reveals Employment Boom in Vidarbha

Nagpur News



Nagpur : The **Multi-modal International Cargo Hub and Airport at Nagpur (MIHAN)** has proven to be one of the largest employment generators in the Vidarbha region. As per data shared by the **Maharashtra Airport Development Company Ltd (MADC)** in response to an RTI filed by activist **Abhay Kolarkar**, the project has created a total of **1,16,435 jobs** so far – combining both direct and indirect employment opportunities.

Of this, **78,771 jobs** have been generated within the **Special Economic Zone (SEZ)** area, while **37,664 jobs** came from the **non-SEZ** segment located on Nagpur's outskirts.

The RTI response also provided insights into the operational status of various firms established within MIHAN, as well as those whose land allotments were **cancelled due to prolonged inactivity**.

Gold Rate

Feb 12th, 2026 - Time 11.45Hrs

Gold 24 KT ₹ 1,57,600 /-

Gold 22 KT ₹ 1,46,600 /-

Silver/Kg ₹ 2,64,300 /-

Platinum ₹ 90,000/-

Recommended rate for Nagpur sarafa Making charges minimum 13% and above

24 Companies Currently Operational in MIHAN SEZ

The MADC confirmed that **24 companies are currently functional** in the MIHAN SEZ, including major national and international players such as **AAR Indamer Technics, Cenosphere India, HCL Technologies, Lupin Ltd, Tata Consultancy Services (TCS), Infosys Ltd, and Air India Engineering Services Ltd.**

Furthermore, **four more companies are under construction**, signalling continued industrial growth and investment interest in the region.

Nagpur's Transformation into a Job Hub

MIHAN, initially envisioned as a strategic logistics and aviation hub, has gradually evolved into a **multi-sector employment engine** – encompassing **IT, pharmaceuticals, aviation, and manufacturing industries.**

With additional companies expected to commence operations in the coming years, MIHAN is poised to further strengthen **Nagpur's position as Central India's economic powerhouse.**



8 months on, GMR's wait to transform city airport continues

Date :02-Jan-2026

(/#whatsapp)



By Vikas Vaidya :

The Rs 7,000 crore project was launched in presence of Prime Minister Narendra Modi virtually in 2024, and GMR was to start the operations in April 2025

The much-awaited transformation of Nagpur's Dr Babasaheb Ambedkar International Airport, handed over to GMR Airports Limited (GAL) in April, 2025 for the same, is yet to start. Even after the passage of 8 months, the wait continues. Highly placed sources in Delhi told 'The Hitavada' that GMR is ready to take over and start work at any given time, but the process is getting delayed at the State Government end. Sources in Delhi told 'The Hitavada' that though GMR is fully prepared to take over and start work any time, the wait continues thanks to the dilly-dallying by the Maharashtra Government. It was assumed that delay may lead

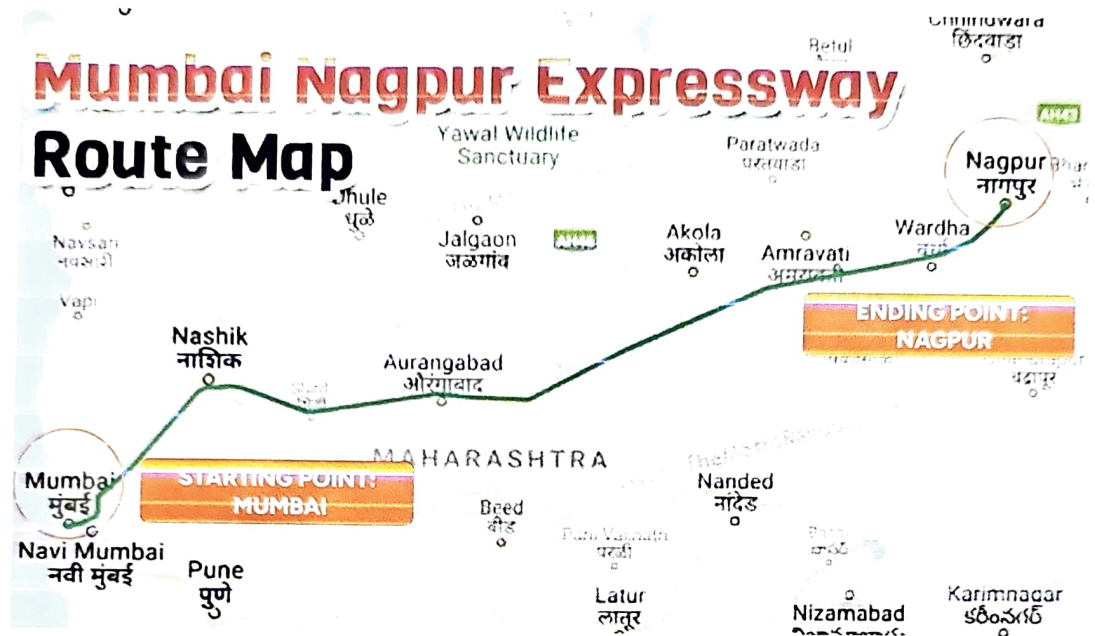
to the project changing hands. But, GMR won the case in Supreme Court, with the possibility of change ruled out. The battle in court already delayed the project a bit but Maharashtra Chief Minister Devendra Fadnavis was consistently following it.

A well-equipped building of 3 lakh square feet will be raised under the project, which will be built at a cost of around Rs 7,000 crore. GMR Airports Limited (GAL) is expected to upgrade, develop, and operate Nagpur's Dr Babasaheb Ambedkar International Airport and transform the Airport into a modern aviation hub. The upgradation is set to create a state-of-the-art airport infrastructure, which will expand both passenger and cargo operations. A key objective of MIHAN has always been to position Nagpur as a cargo hub, significantly enhancing cargo handling and logistics in the region. The project was flagged off in the virtual presence of Prime Minister Narendra Modi in 2024 and it was assumed that the GMR would start its operations in April 2025.

Then it was delayed further by a month as it did not get approval by the Union Cabinet. The land on which Nagpur airport stands belongs to the Airports Authority of India (AAI). The land first was to be transferred to MIL, it wasn't. The lease agreement was to be signed. Surprisingly, over the period of time, it was not done. To add to the problems, it came to the notice of the Central ministry that neither the MIL had the Fire NOC nor Environment Clearance (EC). All came out of deep slumber and the lease agreement was signed between AAI and MIL for 30 years, counted from 2009 when the latter came into existence. It means 16 years have already passed and now only 14 years remained. Of course, at the Ministry of Civil Aviation level, the 30-year lease was transferred to GMR from MIL. The runway recarpetting done at Nagpur airport came for some flak, but it was eventually the correct decision. Sans recarpetting of the runway, Directorate General of Civil Aviation (DGCA) has taken a decision of closure of Nanded airport. Same thing would have happened at Nagpur airport too had the runway recarpetting not been done.

GMR may take over next week

After the Union Cabinet sent back the proposal of GMR from MIL pointing out some deficiencies, the Collector Dr Vipin Itankar, who is also the Chairman of MIL at Airport, swung into action. He kept following up the issue with the Central ministry. There was an issue of increasing the taxiway near Air India MRO. Most issues are cleared including procuring the necessary documents. Chief Minister Devendra Fadnavis had assured that GMR was likely to start operations by the end of the year. It could not be done as the Central ministry kept raising minute queries. According to highly placed sources, the GMR may be able to take charge by next week or



Samruddhi Mahamarg – Key Bullet Points

- **Official Name:** Hindu Hrudaysamrat Balasaheb Thackeray Maharashtra Samruddhi Mahamarg
- **Type:** Access-controlled Greenfield Expressway
- **Length:** ~701 km
- **Connects:** Nagpur to Mumbai
- **Travel Time Reduced:** From ~16 hours to 7-8 hours
- **Lanes:** 6-lane (expandable to 8 lanes)
- **Districts Covered:** 10 districts of Maharashtra
- **Cities Connected:** Nagpur, Wardha, Amravati, Washim, Buldhana, Jalna, Aurangabad, Nashik, Thane, Mumbai region
- **Speed Limit:** Up to 150 km/h design speed
- **Developer:** Maharashtra State Road Development Corporation (MSRDC)
- **Major Feature:** 24 interchanges + logistics hubs + agro hubs
- **Industrial Nodes:** Planned development zones along the corridor

Why Samruddhi Mahamarg is a Growth Engine for Nagpur

1 Nagpur Becomes Maharashtra's Logistics Capital

- Nagpur already lies near the **geographical center of India**.
 - With Samruddhi Mahamarg, goods can reach **Mumbai Port much faster**.
 - Boosts **warehousing, logistics parks, and cargo movement**.
-

2 Direct High-Speed Connectivity to Mumbai

- Earlier distance felt like two different regions.
 - Now **Nagpur–Mumbai economic corridor** is forming.
 - Businesses in Nagpur get **direct market access to Mumbai**.
-

3 Massive Industrial Corridor Development

- Maharashtra government planning **industrial townships along the expressway**.
 - Manufacturing, food processing, and logistics clusters expected.
-

4 Real Estate Boom in Nagpur

- Increased demand for:
 - Residential townships
 - Logistics parks
 - Industrial plots
 - Farmhouses and weekend homes
 - Land prices around **interchanges and outer Nagpur** are rising.
-

5 Boost to Agriculture Economy

- Agro-processing hubs along the corridor.
 - Farmers can send produce faster to **Mumbai export markets**.
-

6 Tourism Growth

- Easier access to:
 - Tadoba Andhari Tiger Reserve
 - Ajanta Caves
 - Ellora Caves
- Tourism traffic increases local economy.

7 Strengthens Nagpur's "Future Metro City" Potential


Combined with:

- Nagpur Metro
- MIHAN
- Samruddhi Expressway

Nagpur becomes a **major infrastructure hub in central India.**

✓ Simple Conclusion:

Samruddhi Mahamarg is not just a road — it is an Economic Corridor that connects Nagpur's logistics strength with Mumbai's financial power, making Nagpur one of the fastest-growing cities in India.



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THE TIMES OF INDIA

Access-control rd to link Vidarbha to Vadhavan Port: CM

Feb 8, 2026, 09:27 AM IST



Nagpur: CM Devendra Fadnavis on Saturday positioned Vidarbha at the heart of Maharashtra's next growth cycle, announcing that the state will build an access-controlled road linking the region directly to the upcoming Vadhavan port once it becomes operational, cutting freight time to under 8 hours.

Speaking at the International Business Conclave on the 2nd day of Advantage Vidarbha – Khasdar Audyogik Mahotsav, organised by the Association for Industrial Development at Nagpur University campus, the CM called Nagpur the "real centre of India", recalling that the British trigonometrical survey began here, and described the city as the state's winter capital, the tiger capital of India, the

Zero Mile marker and "the centre of the nation". He said Vidarbha is now the fastest-growing region in the state, with Nagpur and Gadchiroli poised to drive the next phase of industrial expansion.

"Maharashtra is witnessing development at a "dynamic pace", with Vidarbha emerging as one of the fastest-growing regions. The access-controlled road to Vadhavan port, planned to be among the world's largest, will open vast logistics opportunities for the region," he said.

Accompanied by Union minister Nitin Gadkari, Global India Business Forum world president Jitendra Joshi, AID

President Ashish Kale and consul generals from 22 countries, Fadnavis said new investments and memoranda of understanding are turning Nagpur into "India's largest ecosystem for solar module manufacturing", with proposals exceeding ₹10,000 crore in the segment and more in the pipeline. He also referred to Friday's pact with automobile giant Mahindra for next-generation electric vehicles in Nagpur and said manufacturing growth across Nagpur and Vidarbha is accelerating.

Highlighting Gadchiroli, he said the district is being developed as "the steel hub of India" with a focus on green steel. "We are creating an ecosystem of green steel. Coal gasification projects like the one by Adani will change the coal economy of Vidarbha," he said.

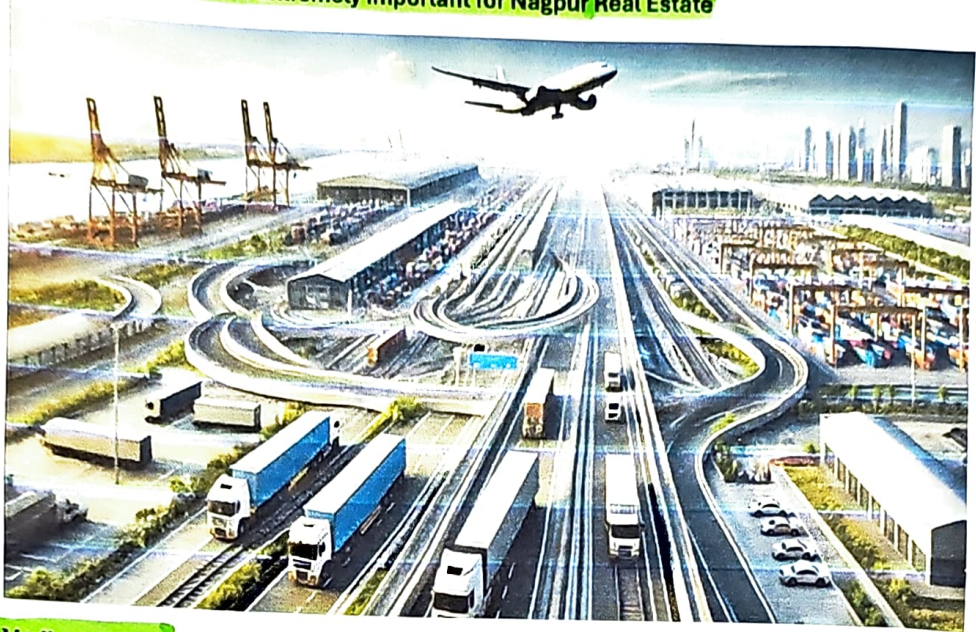
The CM announced that after Mumbai and Pune, "Nagpur, Nashik and Sambhaji Nagar will become new Global Capability Centres (GCC) corridors", and said a high-profile GCC summit will be held in Nagpur next month. He added that Maharashtra already accounts for nearly 60% of India's data centre capacity and aims to lead in emerging sectors such as Artificial Intelligence (AI), semiconductors, EVs and the circular economy.

Referring to guidance from PM Narendra Modi, Fadnavis said, "We will make Mumbai the fintech capital of the world", adding that fintech, agri-tech and food processing will be major opportunity areas for Vidarbha, known for oranges and agricultural strength. He noted that Maharashtra was the first to announce a Mission AI in agriculture.

Calling urbanisation "a boon if properly managed", he said 65% of the state's GDP comes from urban centres and policy-led growth will define the next phase. "Our GCC policy is the best in the country. Investors appreciate that every investment here is seamless," he said, also citing new policies in bamboo, aerospace, leather, pharma, medical devices, bioplastics and the circular economy.

"Nagpur is becoming the medical hub of central India," Fadnavis said, adding that wildlife, forest-based economy and tourism will also contribute to Vidarbha's growth. "Locate your business here at the right time," he urged investors, saying Maharashtra remains "a real economic powerhouse", contributing nearly 40% of the country's

Why Vadhavan Port is Extremely Important for Nagpur Real Estate



Vadhavan Port in Palghar district, near Dahanu, is expected to become India's largest deep-sea port.

Once operational, it will dramatically transform logistics, industry, and real estate across Maharashtra, especially in the Mumbai-Nagpur economic belt.

Vadhavan Port has Largest Container Handling Capacity

The port is planned to handle 23+ million TEUs annually, making it one of the largest container hubs in Asia.

Deep Draft Advantage

With ~20 meter natural depth, even Ultra Large Container Vessels (ULCVs) can dock directly.

This reduces:

- Transshipment cost
- Shipping time
- Logistics cost for exporters

Strategic Western Coast Location

The development of **Vadhavan Port** in **Palghar district** can significantly influence **real estate demand in Nagpur** because Nagpur is strategically positioned as **India's central logistics hub**. When combined with major infrastructure like **Mumbai–Nagpur Samruddhi Mahamarg** and **MIHAN**, the port creates a powerful economic corridor.

Here's why this matters for Nagpur real estate.

1 Nagpur Becomes the Logistics Gateway of Central India

Nagpur sits at the **geographical center of India**, making it ideal for cargo consolidation.

With Vadhavan Port:

- Goods from **Madhya Pradesh, Chhattisgarh, Telangana, and eastern Maharashtra** can move to Nagpur.
- From Nagpur, cargo can go directly to Vadhavan Port for export.

This can transform Nagpur into a **major inland logistics hub for western ports**.

Impact on Real Estate

- Warehousing demand
 - Logistics parks
 - Industrial land appreciation
-

2 Samruddhi Mahamarg Creates Direct Export Corridor

The **Mumbai–Nagpur Samruddhi Mahamarg** connects Nagpur to the Mumbai region in about **7–8 hours**.

With the addition of Vadhavan Port, the route becomes:

Nagpur → Samruddhi Expressway → Vadhavan Port → Global Trade

This creates a **powerful export corridor**.

Impact on Real Estate

- Industrial clusters along the corridor
 - Demand for worker housing
 - Commercial developments
-

3 MIHAN Gets Stronger Global Connectivity

MIHAN (Multi-modal International Cargo Hub and Airport at Nagpur) was designed to be a **global logistics and cargo hub**.

With Vadhavan Port:

- Air cargo + sea cargo integration becomes possible
- Export companies can operate from Nagpur at lower costs

This strengthens MIHAN's long-term growth potential.

📌 Manufacturing Shift Toward Central India

As port connectivity improves, industries may move from congested coastal cities to **cheaper inland locations like Nagpur.**

Reasons companies may choose Nagpur:

- Lower land cost
- Better highway connectivity
- Central location for distribution

This can lead to:

- New factories
- Industrial parks
- Employment growth

All of which drive **housing demand.**

✅ Simple Explanation

Infrastructure	Benefit for Nagpur
Vadhavan Port	Faster global export access
Samruddhi Mahamarg	Direct high-speed cargo route
MIHAN	Integrated logistics hub
Central location	Ideal distribution center

➡ Result: **Industrial growth → Job creation → Housing demand → Real estate appreciation**

"Vadhavan Port + Samruddhi Expressway + MIHAN = Nagpur becoming India's biggest logistics triangle."

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Logistics Leaders Pitch Nagpur As Next Warehousing & Air Cargo Hub

Feb 9, 2026, 05:04 AM IST



Nagpur: Nagpur's central geography, expanding highway network and rising investor confidence placed Vidarbha firmly on India's logistics map during the Advantage Vidarbha conclave. Industry leaders underscored the region's potential in warehousing, industrial parks, cold storage and air cargo infrastructure.

Balfour Manuel, managing director of Blue Dart, highlighted how logistics evolved into a core pillar of the modern economy rather than a mere transport function. Detailing Blue Dart's scale, Manuel said the company operates around 2,600 trucks daily, delivers nearly 60 packages every second and flies 8 dedicated Boeing freighters every night across the country. He stressed that

speed, seamless connectivity and execution were critical, noting that Nagpur's central location gives it a natural advantage for express logistics.

Manuel pointed to gaps that need urgent attention, including first- and last-mile connectivity at airports, limited air cargo scheduling for time-sensitive exports, inadequate airside cold storage and insufficient integration between industrial parks, rail terminals and warehouses. He called for a dedicated cargo ecosystem with predictable slots, freighter incentives and air cargo-friendly policies to unlock Vidarbha's export potential.

Emphasising inclusive growth, he also highlighted Blue Dart's recent hiring of over 200 differently abled employees, calling logistics a major employment generator.

Ashish Agrawal, director of XSIO Logistics Parks, shared his entrepreneurial journey from conventional warehousing to building integrated, Grade A logistics parks. He announced investments of around Rs2,000 crore in Nagpur across 5 logistics parks, all strategically connected to expressways, rail networks or the city. Agrawal said the real transformation came during the pandemic-driven e-commerce boom and later through a partnership with global investor Blackstone, which accelerated large-scale development in Nagpur.

Looking ahead, Agrawal identified industrial parks as the next growth frontier, where pre-approved land, ready infrastructure and shell facilities could cut project timelines from years to just 90 days. He revealed plans for a 105-acre industrial park near the expressway, with interest from companies including solar manufacturing units. He also flagged challenges such as non-compliance, substandard construction quality and a lack of focus on sustainability in parts of the warehousing sector.

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Nagpur Logistics Park Set To Create 10,000 Jobs

Nov 16, 2025, 05:31 AM IST



Nagpur: A major employment push is underway in Maharashtra with the upcoming XSIO Industrial & Logistics Park in Nagpur projected to generate more than 10,000 direct and indirect jobs, marking one of the state's largest logistics-led job creation initiatives. The project, backed by a Rs5,127-crore investment pact between XSIO Industry, Blackstone and the industries department, entered its construction phase on Saturday.

Speaking at the groundbreaking ceremony of the park on the Samruddhi Mahamarg in Wadhgaon, chief minister Devendra Fadnavis said the investment would accelerate Nagpur's emergence as a logistics powerhouse. "The govt is committed to

providing world-class facilities so industries can move goods efficiently and at lower costs," he said. "With XSIO, Nagpur will gain new momentum in becoming the logistics hub of the country."

Fadnavis said the project aligns with the state's logistics policy aimed at lowering freight costs and strengthening industrial corridors. The first phase has an outlay of Rs700 crore, while the newly launched second phase spans 105 acres with an investment of ₹1,100 crore. He added that Nagpur's Zero Mile position had regained strategic significance as high-speed connectivity networks expand. "The Samruddhi Mahamarg has given a decisive boost to the industrial movement," he noted.

The chief minister said the state was integrating logistics assets with emerging technologies. "We are combining logistics with blockchain to introduce positive transformation in this sector," he said.

Industries secretary P Anbalagan, MLAs Sameer Meghe and Ashish Deshmukh, XSIO managing director Ashish Agrawal and Blackstone India's Tuhin Parekh were present. Agrawal and Parekh highlighted how the park would catalyse warehousing, ancillary industries and a wider supply-chain ecosystem around Nagpur.

- The investment agreement covers multiple district-level projects, positioning XSIO-Blackstone as one of Maharashtra's most significant private investors in logistics infrastructure. Officials said the job generation estimate could rise as the park scales operations over the next phases.



First Look at New Nagpur: 1,710-Acre Master Plan Revealed

Nagpur News



Nagpur: The ambitious “New Nagpur” project envisioned by Chief Minister Devendra Fadnavis has taken a major step forward, with the 1,710-acre master plan now officially unveiled. The smart city development will come up in Godhani and Ladgaon villages of Hingna tehsil and will be jointly developed by the Nagpur Metropolitan Region Development Authority (NMRDA), NBCC, and HUDCO.

Planned as Central India’s Global Capability Hub, New Nagpur aims to blend modern urban living, commercial growth, and environmental sustainability into one integrated city.

Gold Rate

Feb 11th, 2026 - Time 11:45hrs

Gold 24 KT ₹ 1,57,500/-

Gold 22 KT ₹ 1,46,500 /-

Silver/Kg ₹ 2,63,400 /-

Platinum ₹ 90,000/-

Recommended rate for Nagpur sarafa Making charges minimum 13% and above



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Central Park to Serve as the City's Green Lung

One of the key highlights of New Nagpur is its **expansive Central Park**, designed as the city's primary green space. The park will feature an artificial lake, walking trails, sports zones, play areas for children and youth, and dense landscaped zones. Surrounded by high-rise towers and connected through a modern road network, the park is envisioned as a "connecting green spine" of the city—helping maintain ecological balance while offering residents a vibrant recreational environment.

Congregation Area to Become Social and Events Hub

The dedicated Congregation Area is planned as New Nagpur's entertainment and community center. It will include large open grounds, performance stages, decorative lighting, and fountains. The space will host concerts, festivals, cultural programs, and community events, offering residents a central venue for large-scale gatherings amid green surroundings. Authorities expect this zone to emerge as a focal point for social engagement and leisure.

Grand Entry via Samruddhi Mahamarg

New Nagpur will be accessed primarily through the Samruddhi Mahamarg, featuring iconic gateways and curved towers at the entrance. This corridor will provide direct access to the International Business Centre (IBC) and strengthen connectivity with the Delhi–Mumbai Expressway. Once fully operational, travel time between Mumbai and Nagpur is expected to reduce to around eight hours. The project also promises seamless links to the airport, railway station, and key commercial districts.

International Business and Finance Centre at the Core

The city is being developed as an International Business & Finance Centre (IBFC). The total project cost is estimated at ₹6,500 crore, including ₹3,000 crore for land acquisition and ₹3,500 crore for infrastructure development. HUDCO has committed funding support of up to ₹11,300 crore, covering the IBFC and the Third Outer Ring Road. NMRDA will act as the implementing agency, while NBCC will serve as the project consultant.

Features and Future Outlook

New Nagpur is envisioned as more than just a new urban extension—it is positioned as a model smart city:

Extensive green spaces and open areas to ensure environmental balance

High-tech corporate hubs and commercial centers to drive economic growth

Robust road infrastructure and Samruddhi Mahamarg connectivity linking the city nationally and internationally

Dedicated cultural and entertainment zones like the Congregation Area to enhance quality of life

Urban development experts believe New Nagpur has the potential to become Central India's first truly integrated smart Global Capability Hub-offering a balanced ecosystem of environment, business, and community living.

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New Nagpur To Rise As A Global Capability Hub With 5 Lakh Jobs, Says Fadnavis

Jan 9, 2026, 04:32 PM IST



Nagpur: Chief minister Devendra Fadnavis on Thursday unveiled an ambitious plan to transform the region around Nagpur into a new global business nucleus, saying the proposed 'New Nagpur' would emerge as a dedicated Global Capability Centre (GCC) hub with the potential to generate nearly 5 lakh jobs.

Speaking at a programme titled "Tarri Poha with Devabhau", moderated by noted comedian Bharat Ganeshpure and actor Spruha Joshi, Fadnavis said Maharashtra was preparing to capture the next wave of global investment as multinational companies increasingly look towards India for GCCs — high-value centres that go beyond traditional information technology services. "The entire

world is now looking at GCC. If we want to capture this opportunity, we need new business districts with iconic infrastructure," he said.

The proposed New Nagpur will be developed on around 700 hectares near the Samruddhi Expressway and is envisioned as a fully planned business district with walk-to-work infrastructure. "It will be a complete business district," said Fadnavis, adding the govt began receiving queries from international developers showing keen interest.

The CM said the state is also planning a new outer ring road linking New Nagpur, with the govt collectively spending over Rs11,000 crore on the arterial stretch and the business district. He said the renewed focus on Nagpur and Vidarbha was driven by a historic development backlog. "Nagpur was once the capital of CP and Berar. It sacrificed that status to be part of a united Maharashtra," he said.

Reflecting on Nagpur's transformation, Fadnavis said the city emerged as Maharashtra's third major metro after Mumbai and Pune.



Nagpur has its own culture and tradition," he said, noting despite its growth and rising population, the city retained its distinct social fabric. "MNS chief Raj Thackeray once remarked that I am an outsider in Mumbai. It makes me a 'certified Nagpurkar,'" he said.

He highlighted projects led by Union minister Nitin Gadkari, including double-decker bridges and integrated road-and-metro corridors, saying models pioneered in Nagpur are now being replicated across the country. He also said the city would soon dedicate a biogas and CNG project that will convert 100% of municipal waste into fuel, allowing city buses to run on gas without tipping fees. On governance, Fadnavis reflected on his own political journey, saying patience was the most important lesson politics taught him.



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Mahindra's new Nagpur plant to produce Over 5 lakh vehicles annually: Details

TIMESOFINDIA.COM | Feb 6, 2026, 06:18 PM IST



Mahindra Group has announced plans to set up its largest integrated manufacturing facility for automobiles and tractors in Nagpur, Maharashtra, committing an investment of Rs 15,000 crore over the next decade. The new facility is expected to begin production in 2028 and is expected to play a key role in Mahindra's long-term manufacturing and growth strategy.

The upcoming plant will be spread across 1,500 acres in Vidarbha, making it Mahindra's biggest integrated manufacturing footprint in the country once fully operational.

According to the company, the Nagpur facility will have an annual production capacity of over 5 lakh vehicles and 1 lakh tractors. It will support Mahindra Auto's next-generation vehicle platforms, including the NU_IQ architecture, and will be capable of manufacturing vehicles across multiple powertrains. This includes petrol and diesel models, electric vehicles, and future technologies, catering to both domestic and global markets.

plan to produce over 4 lakh vehicles annually. Details - Times of India <https://timesofindia.indiatimes.com/auto/news/mahindras-new-nagpur-plant-to-produce-over-5-lakh-vehicles-annually>

Mahindra will also develop a 150-acre supplier park in Sambhajinagar. This supplier hub will manufacture components not only for the upcoming Nagpur plant but also for Mahindra's existing facilities in Chakan and Nashik.

The Vidarbha region was selected for its strategic advantages, including strong road connectivity via the Samruddhi Expressway, reliable rail links, and easy access to key domestic and export markets. Mahindra believes these factors, combined with a rapidly developing industrial ecosystem, will support efficient manufacturing and distribution operations.

With these initiatives, Mahindra plans to acquire over 2,000 acres of land across three locations in Maharashtra. The combined investment of Rs 15,000 crore over 10 years marks one of the group's largest commitments to the state and further strengthens its manufacturing presence in India. (Inputs from ANI).

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New Outer Ring Road crucial for future growth of Nagpur: NMRDA

Sep 29, 2025, 11:34 PM IST



Nagpur: The Nagpur Metropolitan Region Development Authority (NMRDA) has emphasised the necessity of constructing a second outer ring road for the city, citing the rapid pace of expansion and the growing burden of vehicular traffic. NMRDA Commissioner Sanjay Meena said the proposed road would not only enhance connectivity but also play a decisive role in the region's economic and infrastructural development.

Speaking at a public hearing organised to address objections and suggestions from landowners whose land has been earmarked for acquisition, Meena emphasised the importance of the project. Earlier, the NMRDA received nearly 800 objections over the

proposed land reservation for the new outer ring road.

"The inner ring road is over 50 years old, while the outer ring road was proposed in 1993, but its completion took 32 years, as it was finally completed in March 2025. This outer ring road already witnesses heavy traffic movement, and in the coming years, the traffic movement, especially two-wheelers, will again increase due to the expansion of the city. This will lead to accidents and other traffic issues. So, to accommodate the movement of heavy vehicles outside the city, the new outer ring road is essential," said Meena. He added that the new corridor would

link key areas such as MIDC, New Nagpur, and Mihan while connecting the city to economic and industrial zones.

As per Meena, the new outer ring road will stretch 148km and be 120 metres wide, developed in two phases. "Under the first phase, a 75km road will be built, and it will require land acquisition from 50 villages, while in the second phase, the remaining 73km road will be built with acquisition from 49 villages. It would take around 10 years to complete the project if timely acquisition is done," he said, stressing that the work was first proposed on June 2 and is now progressing at pace.

- Addressing speculation surrounding the initiative, Meena dismissed claims that the project was designed to benefit private interests. "No developer or builder is going to benefit from the project but the common man. As a Metropolitan Commissioner, it is my job to think 20 years ahead for the development of the region and the New Outer Ring Road is part of this development," he said.

For detail discussion and consultation call:

Om G. Wairale

+91 9326807111

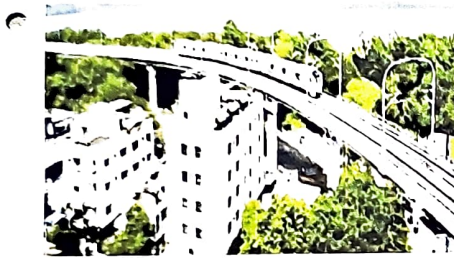
omwairale@gmail.com

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THE TIMES OF INDIA

55km Phase 3 To Be Metro's Longest Expansion

Feb 10, 2026, 01:57 AM IST



Nagpur: Nagpur Metro will now run along the Inner Ring Road from Mankapur Chowk to Rachana junction (Hingna T-point), a stretch of 25km, as part of Metro Phase 3. Days after MahaMetro floated the tender for preparing the Detailed Project Report (DPR) for Phase 3, it was officially confirmed that the Inner Ring Road corridor will be included in the DPR. Union minister Nitin Gadkari also confirmed its inclusion during a press conference on Monday.

With this, Nagpur Metro Phase 3 will be the largest expansion planned so far, spanning a tentative 54.5 km, as per the proposed blueprint incorporated in the Comprehensive Mobility Plan (CMP) approved in July last year. Apart from the Inner Ring Road

corridor, Phase 3 comprises three other major stretches.

Under Phase 3, the Sitabuldi-Koradi corridor (11.5 km), finalised earlier as part of the CMP expansion aims to strengthen north-south connectivity. A 3km high-capacity corridor from MIDC ESR to CEAT Ltd is proposed to improve last-mile connectivity to the Butibori-MIDC industrial belt, while a 15 km Khapri-New Nagpur corridor will integrate the upcoming greenfield New Nagpur development with the existing metro network.

Together, these four corridors will add about 55 km to Nagpur Metro's footprint. With Phase I and Phase II together accounting for nearly 84 km, the addition of Phase 3 will take the total network length to approximately

129 km, placing Nagpur among cities with one of the most extensive Metro networks in the country.

The Alternative Analysis Report (AAR) and DPR, to be prepared over the next nine months as per MoHUA guidelines, will finalise the exact alignments, station locations, and the mix of elevated and underground sections across all Phase 3 corridors. Once completed, the DPR will be submitted to the state govt and the Centre for approvals.

- The DPR tender for Phase 3 was floated after the Model Code of Conduct was lifted following the NMC elections.
- The DPR will also examine the feasibility of introducing driverless Metro operations under Phase 3, including advanced signalling and automation systems, which could make it Nagpur's first fully-automated Metro corridor, as reported earlier by TOI.

Construction of Phase 3 corridors is expected to be taken up in a phased manner after the commissioning of Phase II, setting the stage for Nagpur Metro's most ambitious expansion yet.

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THE TIMES OF INDIA

Land deals surge in Nagpur, revenue up 147cr in 9 mths

Jan 16, 2026, 01:46 PM IST



NAGPUR NEWS

Nagpur: Nagpur witnessed a sharp rise in property transactions over the past nine months, reflecting growing investor confidence driven by large-scale infrastructure development projects & positioning itself as a fast-expanding urban hub.

According to official data from the stamp duty department, over 1.25 lakh land transactions were registered in Nagpur district, generating 1,568.60 crore revenue for govt in last 9 months. This marked an increase of more than 147 crore compared to the corresponding period in 2024, highlighting a steady upward trend in real estate activity across both urban and rural areas.

Officials attributed the surge to multiple ongoing and proposed projects, including the ambitious New Nagpur development, Metro expansion, and improved road connectivity. The city gained national attention with completion of key infrastructure projects such as world's longest double-decker flyover apart from network of new flyovers that ensured smooth movement.

The city is also witnessing rapid outward growth, with large residential townships coming up on the city's widening outskirts. Projects such as the Golden Arc Road, aimed at decongesting traffic and supporting future urban expansion, are expected to boost real estate demand. New Nagpur itself is being developed in 3 phases

over the next 15 years, positioning the region as a long-term investment destination.

Data shows that urban transactions rose from 77,012 in 2024 to 81,998 in 2025, with revenue increasing from 1,014.22 crore to 1,161.60 crore. In rural areas, while transactions marginally dipped from 43,859 to 42,260, revenue increased from 384cr to 407cr, indicating higher valuation & pricing.

Stamp duty collector Sanjay Tarase said stamp duty is levied at 7% in urban areas, 6% in NMRDA limits, & 5% in rural areas. A 1% registration fee applies for transactions up to 30L, while transactions above this threshold attract maximum registration fee of 30,000.

The govt also revised the annual valuation rates (ready reckoner) from April 1, 2025, raising rates by an average 3% in rural and 5% in urban areas. As a result, buying a property became costlier in fast-growing localities such as Besa, Jamtha, Isasani, Kapsi Khurd, Dabha, Babulkheda, Manewada, Hudkeshwar, and Jaitala.

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Nagpur As Metro City: TOI Proposes, BJP Promises

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Nagpur: With the Nagpur Municipal Corporation (NMC) elections scheduled for January 15, the BJP has placed the long-standing demand for Metro City status for Nagpur at the core of its campaign, converting a civic aspiration - earlier highlighted by TOI's 'Metro Tag for Nagpur' campaign - into a formal manifesto promise.

BJP leaders said the issue has evolved from a sustained public demand into a key political agenda, projecting Metro status as a defining milestone in the city's next phase of growth.

The party described the proposed Metro designation as transformative for the city's growth, arguing it would unlock

access to enhanced funding from the central and state govts, boost infrastructure development, attract investment, and strengthen Nagpur's administrative and economic profile.

The manifesto, the BJP said, was drafted after incorporating suggestions from nearly 87,000 citizens, positioning Nagpur as a fast-expanding metropolis ready for elevated status.

City BJP president Dayashankar Tiwari emphasised that the push for Metro status regained political momentum after TOI's campaign. BJP leaders told TOI that Nagpur's growing urban footprint and expanding agglomeration, making it a strong contender for the coveted 'X' category. The 'X' category, official designation for a Metro City, is

given when population crosses 50 lakh. This includes not only those living within city limits, but also those living in connected urban or semi-urban areas. This method of counting population of a city, for 'X' category status, is called 'Urban Agglomeration' (UA). With census due to begin later this year, after a long gap of almost 15 years, there is hope that Nagpur will breach the 50 lakh population count under the UA clause.

Tiwari added that the initiative would be central to the BJP's governance narrative, leveraging its "triple engine" of municipal, state, and central governance to ensure faster and more effective city development.

- BJP MLC Parinay Fuke had written to CM Devendra Fadnavis during the monsoon session of the state legislature taking cognisance of TOI's campaign about Metro tag for Nagpur. He said the mention in manifesto represents the saffron party's commitment to the city. Fuke said, "Nagpur has grown into a big city and it is high time that we get an official recognition for it. The state govt will keep on following up with the central govt over this issue."

BJP leader Deaven Dasture, who played a key role in providing information about UA to his party and persuading them to include it in the manifesto, is hopeful that finally Nagpur will get its due. "We are the second capital of Maharashtra, the CM is from Nagpur, one of the most popular Union ministers is from Nagpur. There is no reason for Nagpur to now remain confined in govt records as a tier-2 city," said Dasture.

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Call OM WAIRALE
9326807111