

NAGPUR

THE GROWTH STORY INDIA IS BACKING



THE
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ABHINANDAN
LODHA

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* The infrastructure facilities, amenities, and services referred to or depicted in nagpur in this advertisement are proposed/developed/to be developed by the government authorities, municipal bodies, or third-party agencies are subject to change. The developer/builder does not guarantee the availability, quality, or timely provision of such facilities, which are beyond the control of the builder. Prospective buyers are advised to independently verify the status, timing, and extent of such infrastructure with the concerned authorities. | # the growth statistics and figures have been sourced from publicly available government reports and official publications. Prospective buyers are advised to independently verify all facts and figures from the original sources. | ^ distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided by third parties.

CODENAME
N.O.W.
Nagpur's Opportunity Window

THE MACRO SHIFT – INDIA'S \$5 TRILLION ANCHOR

India's \$5 trillion economic vision is triggering a structural shift in its investment horizon. As metro cities approach saturation in cost, congestion and scalability, the next phase of economic expansion is moving towards tier-2 emerging metropolises that can absorb infrastructure, industry and capital at scale.

Maharashtra has articulated its ambition to become India's first \$1 trillion state economy, a goal that requires new growth engines beyond Mumbai and Pune.

NAGPUR

THE PRIMARY GROWTH DRIVER OF THE NEW VISION.

INDIA'S #1 EMERGING CITY

Nagpur has officially outperformed 30 other emerging Indian tier-2 cities to be ranked #1. The Colliers International 2025 Report has placed Nagpur at the top of the pyramid based on five critical pillars:

- A** Physical Infrastructure
- B** Social Infrastructure
- C** Demographics
- D** Economic Growth
- E** Real Estate Dynamics

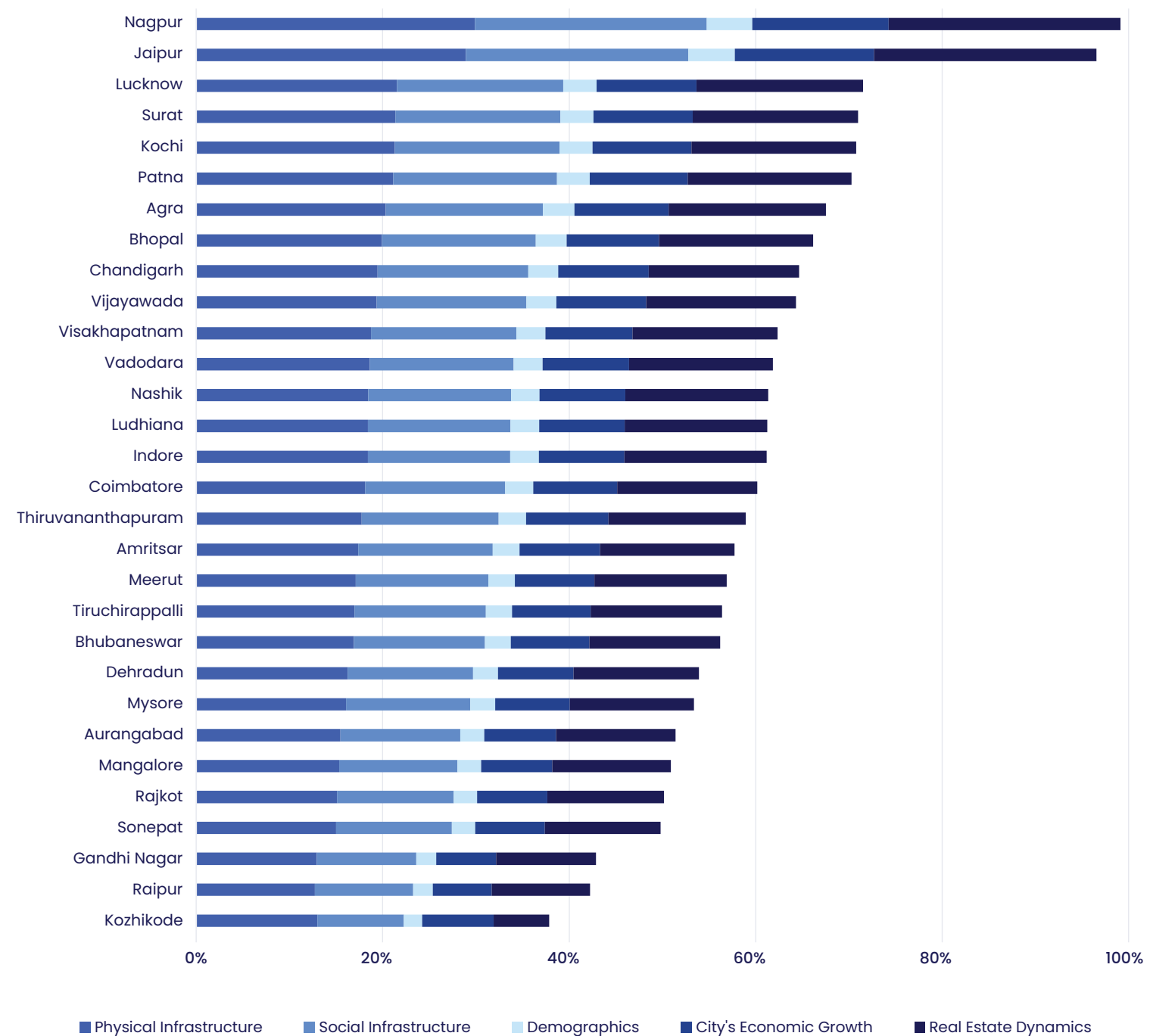
REPORT: EMERGING INVESTMENT OPPORTUNITIES IN INDIA 2025



A global leader in real estate consulting and investment management, Colliers operates in 65+ countries, delivering trusted advisory across major property sectors.

Source: Colliers Market Research & Insights

Parameter-based assessment of top 30 tier II cities in India





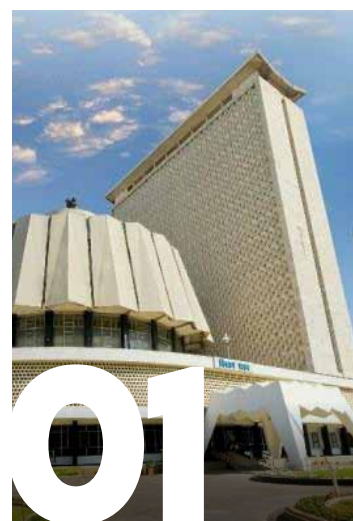
NOW.

**NAGPUR'S
OPPORTUNITY
WINDOW**

**NAGPUR IS AT THE CUSP OF TRANSFORMATION.
FROM FOUNDATION TO TAKE-OFF. THIS IS THE DECADE.**

A ₹4.5 LAKH CRORE INVESTMENT – LED TRANSFORMATION

As government backing, connectivity, industry, enterprise, mobility, social infrastructure, and sustainability converge to create momentum, Nagpur enters the rare phase where growth compounds and value re-rates.



01

**GOVERNMENT
COMMITMENT**



02

**CONNECTIVITY
SURGE**



03

**INDUSTRIAL
EXPANSION**



04

**ENTERPRISE
FORMATION**



05

**URBAN
MOBILITY**



06

**SOCIAL
INFRASTRUCTURE**



07

**FUTURE-READY
SUSTAINABILITY**

This is a proven city-cycle phenomenon. The outcome is structural.

01 GOVERNMENT COMMITMENT

₹3 LAKH CRORE PUBLIC INVESTMENT FROM CENTRAL & STATE GOVERNMENT

The Maharashtra Government has **approved and facilitated ₹3 lakh crore+ worth of investments** for the Vidarbha region through cabinet approvals, policy incentives, and signed MoUs – with Nagpur as the principal anchor.

This represents **one of the largest region-focused investment pushes in the state's history**, spanning infrastructure, industry, clean energy, and urban development.

02 WHEN A CITY BECOMES A GLOBAL GATEWAY

₹2 LAKH CRORE INVESTMENT IN EXPRESSWAYS & AIRPORT EXPANSION



SAMRUDDHI MAHAMARG (₹60,000 CR):

Fully operational, bringing Mumbai to Nagpur within 8 hours



MULTIPLE ACCESS-CONTROLLED EXPRESSWAYS (₹1.35 LAKH CR+):

Strengthening multi-directional national access



AIRPORT EXPANSION (₹3,275+ CR):

Integrating industrial zones and global routes

THE TIMES OF INDIA

Almost Rs3 Lakh Crore Investments Approved by Govt for Vidarbha

Abhishek Choudhari / Mar 26, 2025, 00:49 IST



Nagpur: The state govt on Tuesday approved investments worth almost Rs3 lakh crore for Vidarbha, during a cabinet sub-committee meeting, something which has the potential to generate around 76,000 jobs. These investments were part of the

THE TIMES OF INDIA

Maha to be first state with trillion-dollar economy: CM

Valbhav Ganjapure / Dec 25, 2025, 04:59 IST



Nagpur: Maharashtra is firmly on course to become India's first trillion-dollar state economy by 2029-30, chief minister Devendra Fadnis said on Sunday.

Linking the target to a broader vision document extending to 2047, Fadnis said the state's development roadmap has been structured in three phases – 2030, 2035, and 2047 – culminating in a "developed Maharashtra" by the centenary of independence. "By 2029-30, Maharashtra will be

THE HINDU businessline

Maharashtra govt approves ₹3,000-crore guarantee for Nagpur business centre loan

Maharashtra government has laid down stringent conditions for the guarantee, making it clear that NMRDA will be the principal debtor and the state will not bear liability for delayed payments or penalty charges

TIMESPROPERTY

Nagpur Set For Industrial Surge As State Rolls Out New Corridor Policy

By Rohika Butani / 05 January, 2026

Maharashtra has rolled out a new industrial policy that places Nagpur at the centre of its next phase of industrial growth. The policy focuses on setting up large industrial corridors, defence-linked manufacturing zones, and attracting Global Capability Centres, also known as GCCs.



03

WHERE
INDIA'S
BIGGEST
CAPITAL
IS MOVING

₹71,500+
CRORE
INDUSTRIAL
EXPANSION

ADANI GROUP:

70,000 crore investments to set up an integrated coal gasification and downstream derivatives plant in Nagpur.

RELIANCE INDUSTRIES:

Manufacturing and consumer products investments across Vidarbha

JSW GROUP:

Clean energy and industrial manufacturing projects

~3 LAKH DIRECT AND INDIRECT JOBS
PROJECTED in the next five years

04

THE MAKING OF INDIA'S
NEXT BUSINESS DISTRICT

THE NEW NAGPUR IBFC (₹11,500+ CRORE)

The sanctioned **NAGPUR INTERNATIONAL BUSINESS & FINANCIAL CENTRE (IBFC)** is designed as a next-generation enterprise district, inspired by successful models such as **BKC & GIFT CITY**.

Strategically located near the airport, the IBFC is planned as a plug-and-play business ecosystem for finance, services, and global enterprises.

THIS IS THE PHASE WHERE INVESTORS MAKE THE MOST MONEY-BEFORE CONSTRUCTION STARTS AND PRICES RE-RATE.



05 URBAN MOBILITY

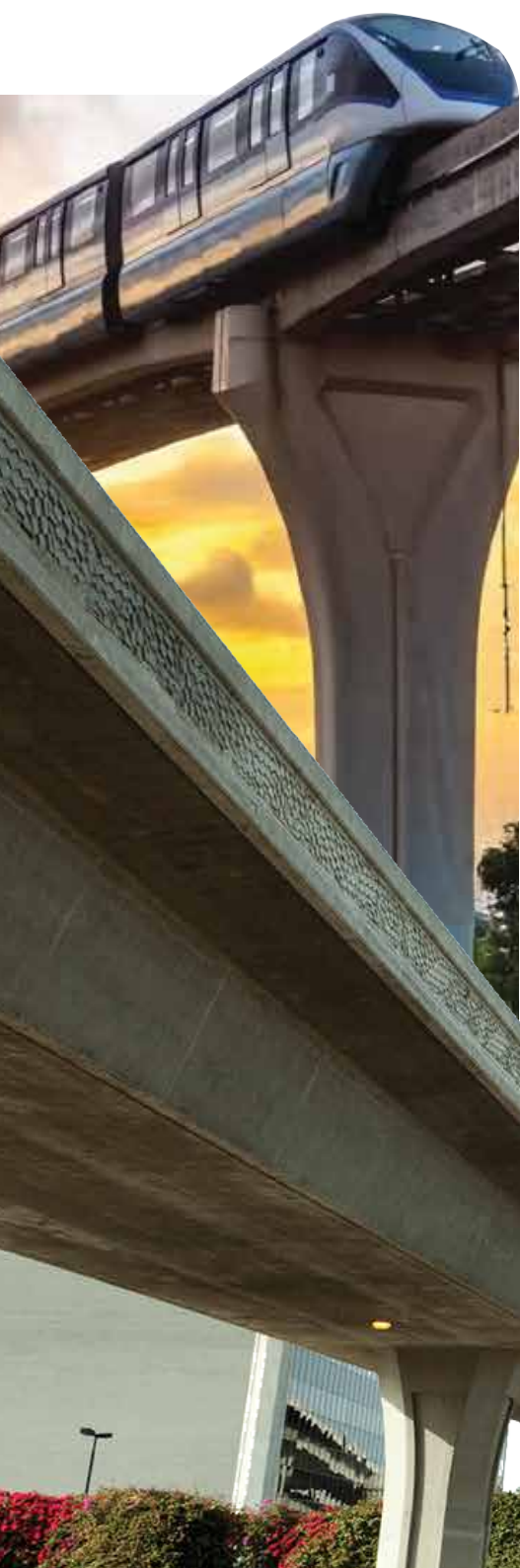
**₹20,000+ CRORE
A CITY-WIDE
TRANSFORMATION**

OUTER RING ROAD – ₹13,748 CRORE

148-km greenfield ORR connecting all major highways around Nagpur, unlocking new growth corridors and decongesting the city traffic.

METRO EXPANSION PHASE 3 – ₹6,500+ CRORE

Expanded rapid transit network improving intra-city connectivity between residential, business, and industrial zones.



06 DEEP TALENT AND SOCIAL INFRASTRUCTURE

**₹1,400+ CRORE |
HEALTHCARE & EDUCATION
STRENGTHENING TALENT RETENTION**

MANIPAL SUPER-SPECIALITY HOSPITAL – ₹700 CRORE

350-bed tertiary care hospital, strengthening Nagpur's private healthcare ecosystem.

INDORA MULTISPECIALITY HOSPITAL – ~₹576 CRORE

One of Nagpur's largest upcoming public healthcare facilities, significantly increasing bed capacity.

WATHODA MULTISPECIALITY HOSPITAL – ~₹188 CRORE

Government-led public hospital project expanding healthcare access in East Nagpur.

07 FUTURE-READY SUSTAINABILITY

**₹70,000+ CRORE |
SOLAR MANUFACTURING
AND ELECTRIC MOBILITY**

SOLAR ENERGY HUB (BUTIBORI-MIDC)

Waaree (₹30,000 Crore), JSW Energy (₹15,000 Cr), AVADAA (₹13,560 Crore), Jupiter (₹10,900 Crore) – large-scale solar and clean-energy manufacturing cluster.

ELECTRIC MOBILITY

Deployment of 850 AC electric buses over the next two years, accelerating zero-emission public transport in Nagpur.

THE PLATEAU OF MATURITY: WHY ESTABLISHED MARKETS ARE NEARING THEIR GROWTH CEILING

Over the next decade, most established investment markets are expected to deliver steady, low-to-mid single-digit annual appreciation. These returns are a function of maturity, visibility, and already-priced infrastructure. For investors seeking high-velocity growth, the focus must shift from "priced-in" urban hubs to the nation's new strategic leader.



200% GROWTH IN 10 YEARS

Mumbai 3.0 (NAINA, Panvel corridor):
Growth was fueled by the "pre-infrastructure" surge of the NMIA and Atal Setu (4.4x rise since 2022). It is now entering a consolidation phase, with future gains tied to the luxury second-home market.

300% GROWTH IN 10 YEARS

Noida (Shastripuram):
Growth here is driven by reverse-migration and tourist footfall. However, future upside is capped by a low per capita income base (INR 1.06 Lakh), leading to a slower growth velocity.



300% GROWTH IN 10 YEARS

Ahmedabad (Shela):
Driven by the TATA and Micron semiconductor plants and Dholera SIR. With entry prices already high (₹6,500+ PSF), the market is expected to reach a saturation point where growth is stable but no longer explosive.

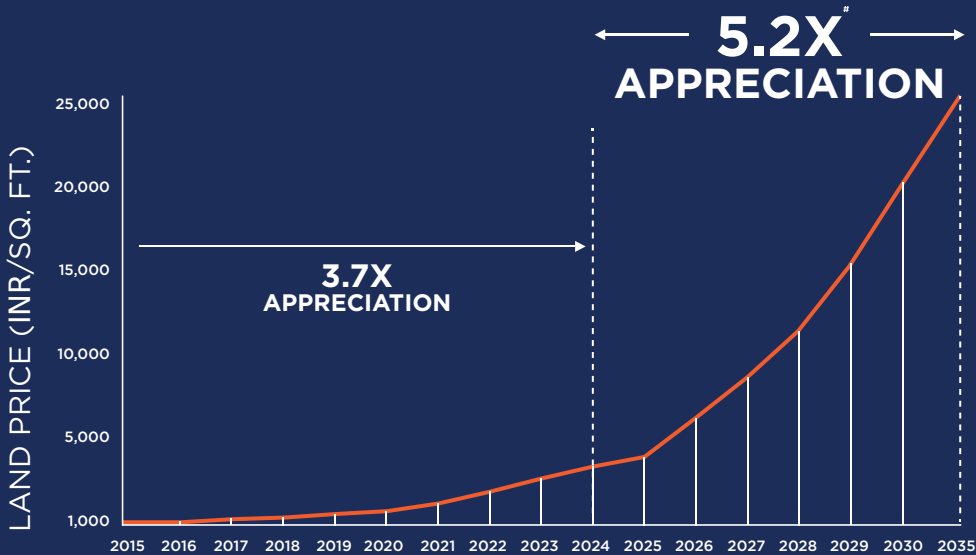


While the above markets have reached a stage of maturity, **Nagpur is witnessing a multi-nodal, 360-degree transformation that makes it India's #1 investment destination.**

THE BIGGEST VALUE CURVE OF THIS DECADE N.O.W. – NAGPUR'S OPPORTUNITY WINDOW (2025 – 2035)

PAST PERFORMANCE:
Over the last decade, early plotted developments have already demonstrated 3.7x appreciation.

THE FUTURE PROJECTION:
Driven by the convergence of government policy support, expressway connectivity, industrial capital, enterprise districts, urban mobility and sustainability investments, land values across the Samruddhi expressway corridor are projected to rise up to 5.2X during the 2025–2035 cycle.



Live developments:

The 701-km samruddhi mahamarg (mumbai–nagpur expressway) becomes fully operational, cutting travel time to ~8 hours, between mumbai and nagpur.

Maharashtra cabinet approves land acquisition & ₹3,000-crore expenditure for phase 1 of the 1700+ acre international business & finance centre (ibfc) / new nagpur.

NBCC (National Buildings Construction Corporation (India) Ltd) appointed Project Management Consultants (PMC), overlooking planning and execution of the IBFC/New Nagpur.

Maharashtra govt approves ₹13,748 crores for a 148-km, 120-m wide New Outer Ring Road in Nagpur.

~53% land acquisition done for Phase 2 of Nagpur Metro (DPR already approved in 2019), extending the current network further to major upcoming nodes, including the IBFC.

Major rail expansion works underway worth ₹12,680 crores, enhancing passenger capacity of Nagpur.

INVEST AT THE INFLECTION: THE RISE OF 'NEW NAGPUR' AND THE FUTURE OF WEALTH

Every major city witnesses a defining shift – when infrastructure, policy intent, and private capital align. For Nagpur, that moment is now. With the city’s growth axis moving southwards, South Nagpur is emerging as the nucleus of the next urban chapter – where mobility, business districts, and future-ready planning converge. This is the phase that historically precedes an urban boom.

THE TIMES OF INDIA

New Nagpur to Rise as Maharashtra’s Global Business and Financial Hub: CM

Vaibhav Ganjapure / Oct 24, 2025, 04:26 IST

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NEW NAGPUR

Nagpur: Chief minister Devendra Fadnavis on Thursday announced that 'New Nagpur' would be developed as a large-scale, futuristic, hi-tech city to house the state's International Business and Financial Centre (IBFC), positioning the region as a new growth engine in central India. The project would place Nagpur on the lines of hubs like Bangalore and Hyderabad.

THE TIMES OF INDIA

Metro Phase 3 Till New Nagpur, Butibori MIDC Extension Added

Ved Ghulghule / Updated: Jan 04, 2026, 15:55 IST

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EXPANDING CITY'S TRANSPORT

Nagpur: The Metro's Phase 3 expansion is likely to go beyond its originally proposed limits, with plans now in place to extend the network up to New Nagpur and add an additional 5km stretch beyond Butibori MIDC, significantly widening the city's future mass transit footprint, senior officials from MahaMetro confirmed to TOI.



From The Economic Times

NBCC inks pact with NMRDA to build Naveen Nagpur

NBCC (India) and NMRDA have partnered to develop Naveen Nagpur, an International Business & Finance Center (IBFC) spanning 1,710 acres. NBCC will act as the project management consultant for the 1,000-acre business district, focusing on commercial establishments, residential areas, and mixed-use developments. The project will be executed in three phases over 15 years.



Nagpur to get BKC and GIFT City-like financial centre; NMRDA initiates process of acquiring 1,710 acres of land

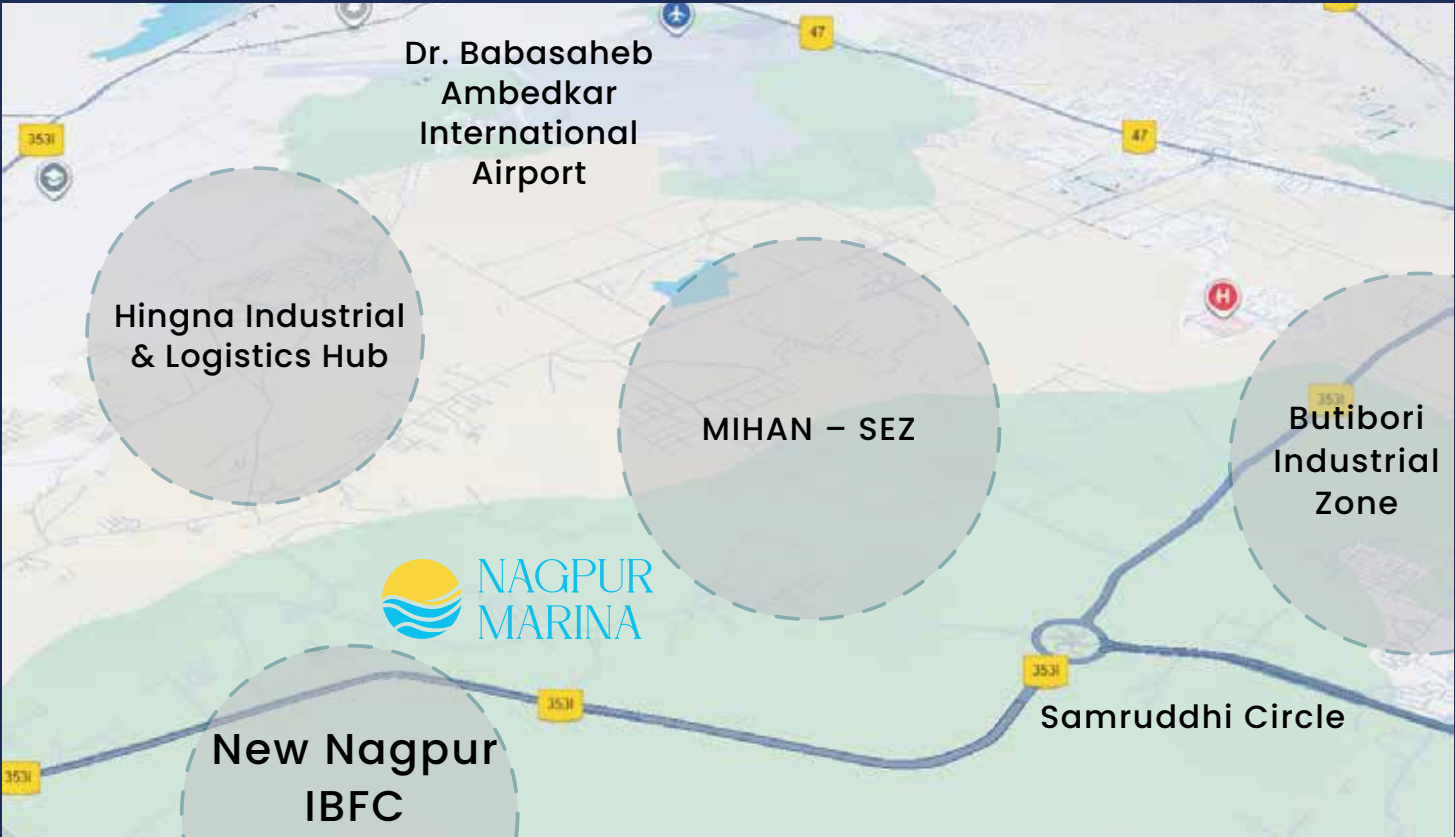
The Maharashtra govt has allocated ₹3,000 cr for the land acquisition of IBFC that will be undertaken by the Nagpur Metropolitan Region Development Authority

Updated on: Sep 17, 2025 10:02 AM IST

By Mehul R Thakkar



WHERE IS OUR PROJECT LOCATED?



AT THE HEART OF NAGPUR’S NEXT BIG WAVE

Strategically anchored by transformative infrastructure



SAMRUDDHI CIRCLE
5 mins^



MIHAN – SEZ
10 mins^



IBFC
10 mins^



BUTIBORI MIDC
20 mins^



HINGNA MIDC
20 mins^



INTERNATIONAL AIRPORT
25 mins^



THE FINEST BRANDED LAND OF NAGPUR



PRESENTING
**NAGPUR
MARINA**

INTERNATIONAL LUXURY LIVING, MAKING WAVES GLOBALLY

**A SUPERLATIVE MARINA
LIFESTYLE, MADE FOR
NAGPUR**



India's first water-front development
in Nagpur, inspired by iconic marinas



Best-in-class five-star hospitality
by Miro's Hotels & Resorts



78-acre world-class, water-front
branded land development



2.91-acre man-made sea and beach,
at the centre of the development



28,000 sq. ft. Marina Club – a
world full of indulgences



40+ world-class, lifestyle amenities



ARTIST'S IMPRESSION

Artist's impression

WHERE EVERY EXPERIENCE FEELS EXCLUSIVE



An opulent banquet
hall



Gourmet restaurant
with disco lounge



Indulgent
spa



Luxurious guest &
suite rooms



State-of-the-art
Gymnasium



Infinity
pool

A REVOLUTION CALLED 'HoABL'

BROUGHT TO YOU BY INDIA'S LARGEST BRANDED LAND DEVELOPERS

The House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world to access some of the most-strategic land banks, via strong tech-enabled processes.

We are a new-generation consumer-tech organisation evangelising prime land banks as wealth and legacy-creating opportunities. With landmark transactions across Amritsar, MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan - The House of Abhinandan Lodha® leads as the Largest Branded Land Developer.



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SECURITY



PROMISE OF
WEALTH



PROMISE OF
TRANSPARENCY



PROMISE OF
LIQUIDITY

