



# Pushpak Nagar: "Navi Mumbai's Smart City for Investment and Affordable Living"

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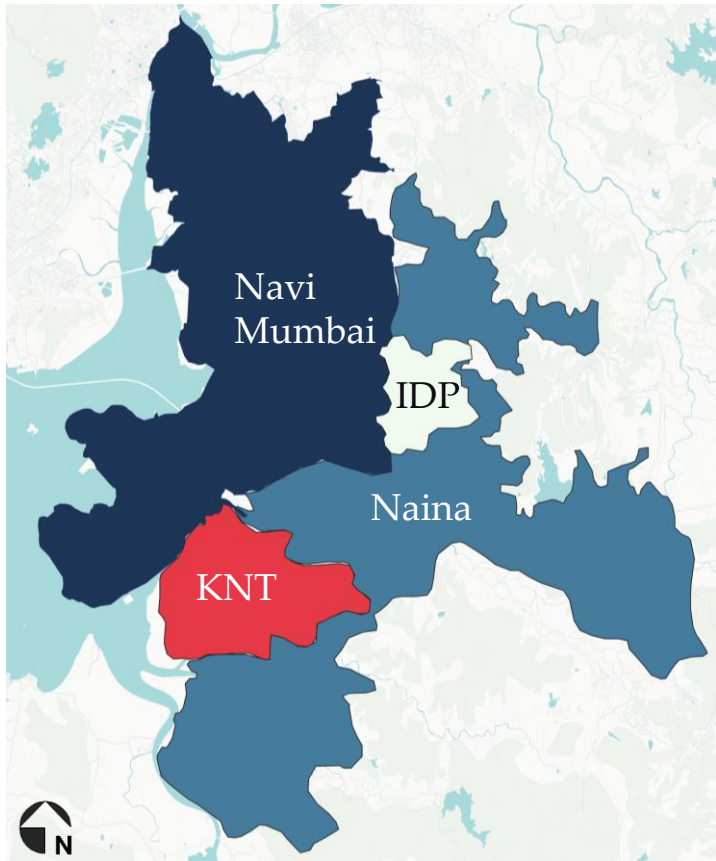
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# Regional Context :-

## Navi Mumbai & NAINA: A Hub of Growth and Connectivity



Navi Mumbai is known for its modern infrastructure, which includes thriving residential, commercial, and industrial zones like Vashi, Airoli, and Kharghar.

**NAINA (New Mumbai Airport Influence Notified Area)** is a significant development project near the Navi Mumbai International Airport, focusing on sustainable urban growth with affordable housing and improved connectivity. This area is poised for rapid growth due to proximity to the airport and infrastructure like the Mumbai Trans Harbour Link. **Navi Mumbai** lies within **Raigad District**, part of the Konkan region, with strategic development prospects.

Fig.1 Map of MMR & its Sub- Regions

## Navi Mumbai: Key Highlights in MMR

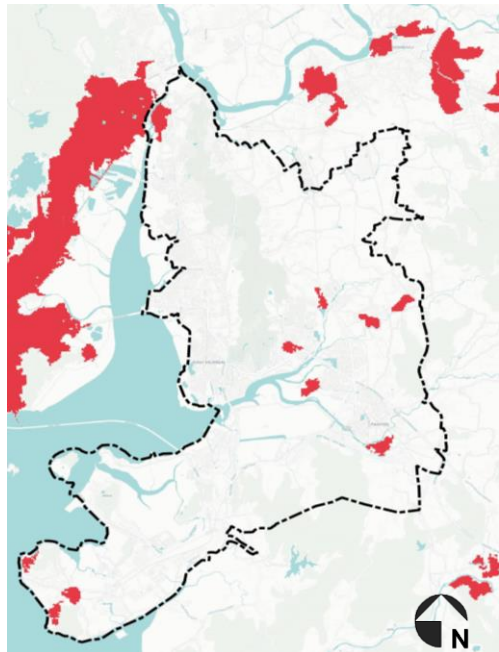
Navi Mumbai, planned by CIDCO in 1971, was created to decongest Mumbai. Designed with self-sustaining nodes combining residential, commercial, and industrial zones, it spans Thane and Raigad districts. Today, it's a leading planned city and a growing residential and business hub.



## 2. Decadal Spatial Growth Of Navi Mumbai

Navi Mumbai's spatial growth evolved from industrial foundations in early nodes to a balanced development of residential, commercial, and industrial hubs, driven by strategic infrastructure and connectivity projects.

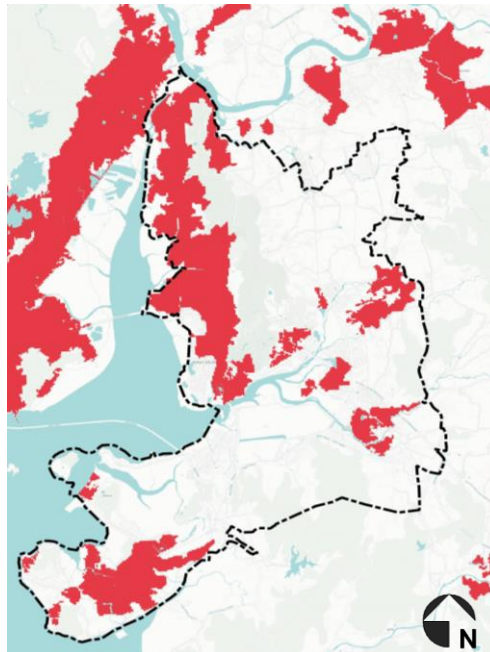
**1980's – 90's**



**Fig.2.1 Map of Spatial Growth in Navi Mumbai in 80's'**

Early nodes like Kharghar, Jui, Taloja, and Panvel were developed, focusing primarily on industrial growth to establish the city's foundational infrastructure.

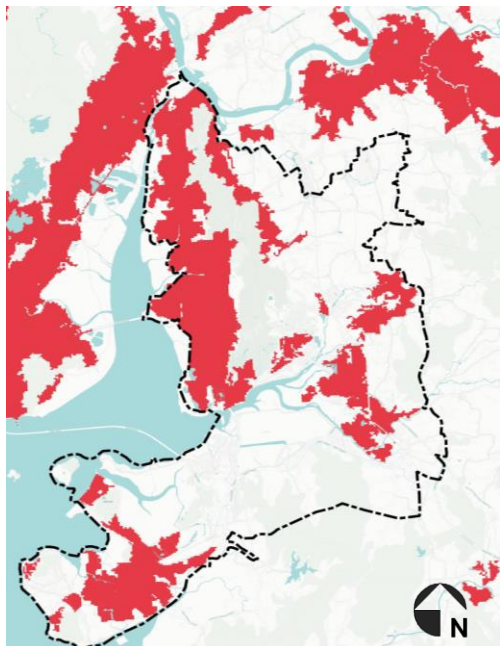
**1990's – 2000's**



**Fig.2.1 Map of Spatial Growth in Navi Mumbai in 90's**

Significant growth occurred in areas like Ghansoli, Kopar Khairane, Vashi, Sanpada, and Jui Nagar, emphasizing residential and commercial development.

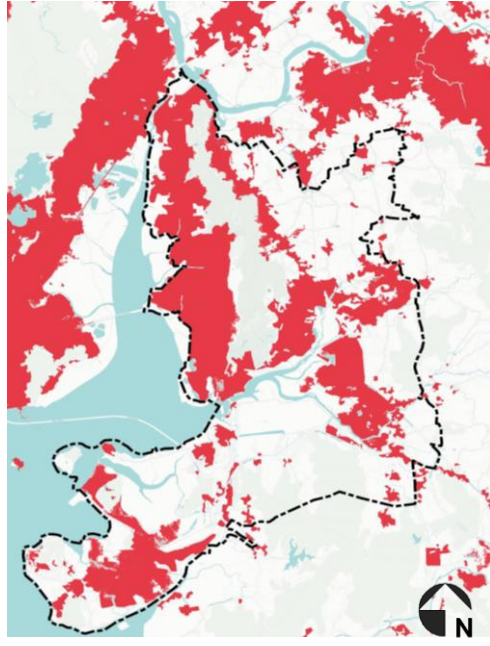
**2000's – 2010's**



**Fig.2.3 Map of Spatial Growth in Navi Mumbai in 2000's**

Expansion targeted Belapur (CBD), Panvel, and Kharghar, with a balanced focus on residential and commercial development. Port-adjacent areas like Uran, Jasai, and Wahal saw significant industrial growth.

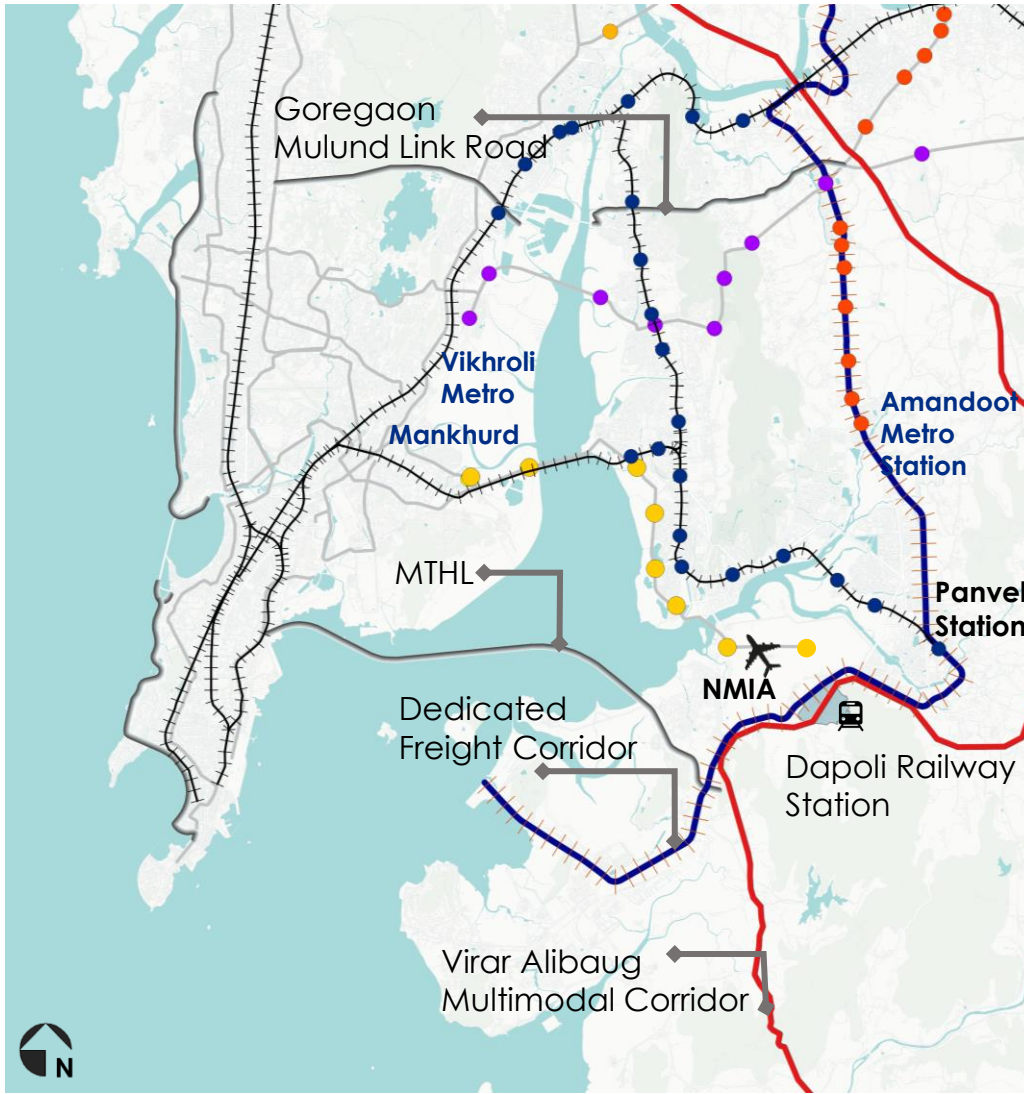
**2010's – 2020's**



**Fig.2.4 Map of Spatial Growth in Navi Mumbai in 2010's**

Emerging nodes like Panvel, Kamothe, and Ulwe became hotspots for residential development, driven by proximity to the proposed international airport and enhanced connectivity through the Mumbai Trans Harbour Link (MTHL).

### 3. Proposed and Upcoming Infrastructure in Navi Mumbai



Navi Mumbai is poised for a significant transformation, with numerous proposed and ongoing infrastructure developments set to drive its growth. As a rapidly emerging urban hub, the city is becoming a focal point for investment and development, supported by robust planning and a strategic vision for the future.

- Railway Stations
- Metro Route
- Golden Line Route
- + Railway line
- Road Infrastructure
- Magenta Line Route
- MMC
- Orange Line Route

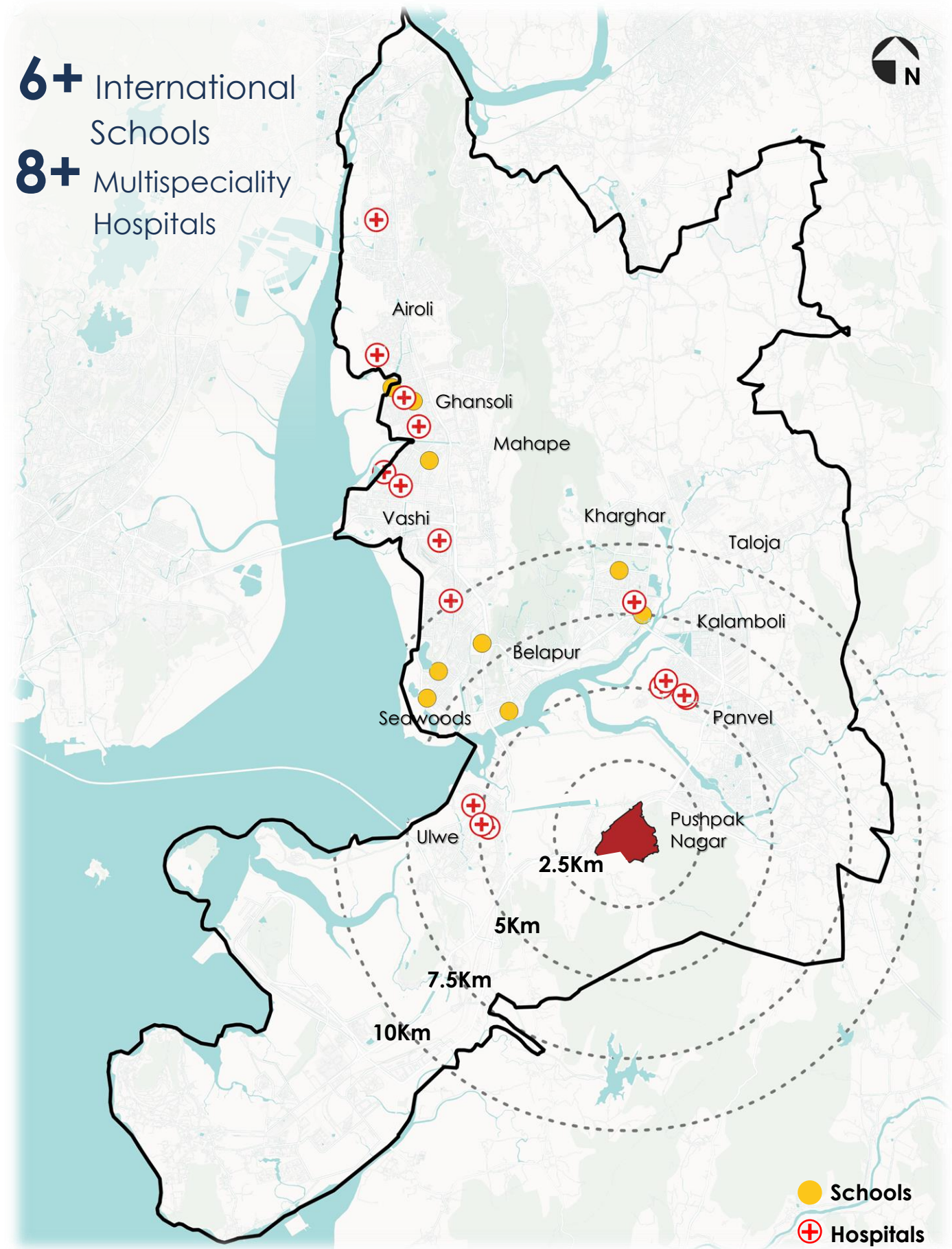
Fig.3.1 Map of Navi Mumbai with existing and proposed Infrastructure

Proposed Infrastructure	
<b>Road Infrastructure</b>	
Proposal	Completion
Goregaon Mulund Link Road	2026
Thane Borivali Twin Tunnel	2030
Virar Alibaug Multimodal Corridor	2031
<b>Rail Infrastructure</b>	
Proposal	Completion
Dedicated Freight Corridor	NA
Rasayani — Chowk New Line	2036
Karjat - Panvel (Conversion)	2036
<b>Metro Infrastructure</b>	
Proposal	Completion
Golden Line 8	2030
Magenta Line 14	2030
Orange Line 5	2030
<b>Airport Infrastructure</b>	
Proposal	Completion
Navi Mumbai International Airport	2030

Completed Infrastructure	
<b>Road Infrastructure</b>	
Proposal	Completion
Mumbai trans harbour Link	2023
Costal Road Phase 1	2023
Costal Road Phase 2	2023
Airoli Katai Naka Elevated Road	2023
<b>Rail Infrastructure I</b>	
Proposal	Completion
Harbour Line	1910
Vashi – Panvel	2004

## 4.1 Social Infrastructure in Navi Mumbai

Social Infrastructure Within Navi Mumbai Has A Limited Presence Of Medical Facilities And Education Infrastructure

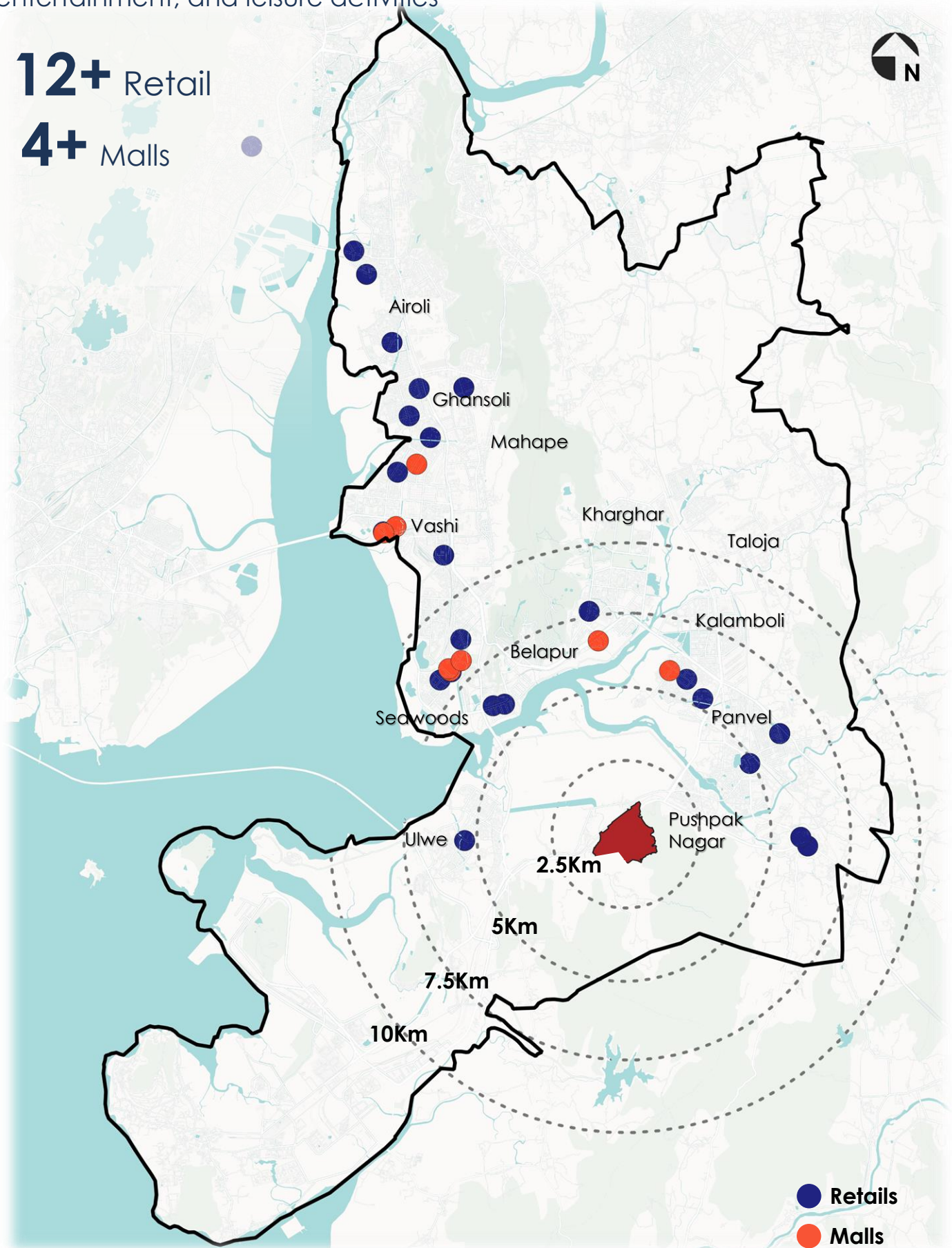


## 4.2 Social Infrastructure in Navi Mumbai

Navi Mumbai has a significant presence of mall and retail infrastructure, providing residents and visitors with easy access to shopping, dining, entertainment, and leisure activities

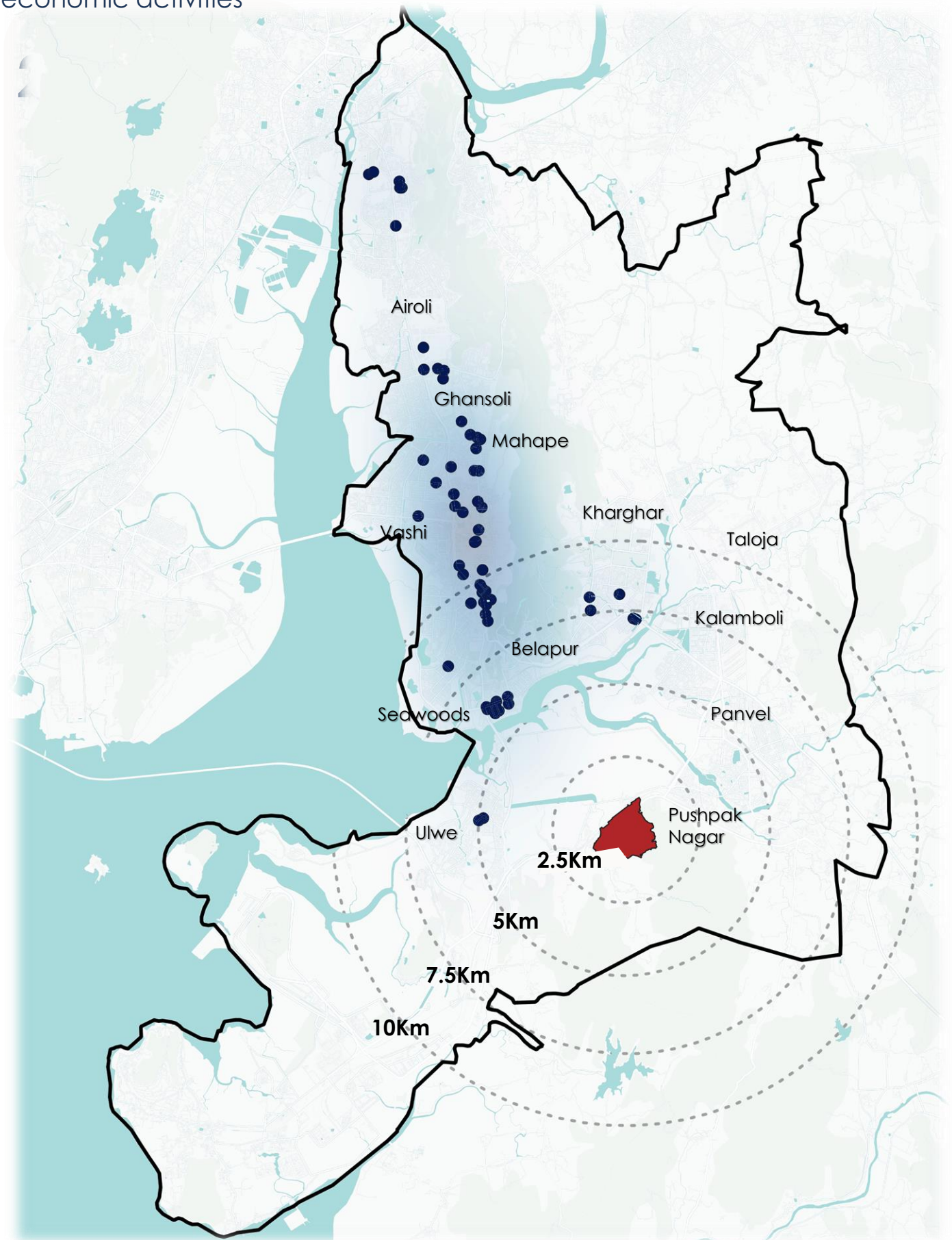
**12+** Retail

**4+** Malls



### 4.3 Social Infrastructure in Navi Mumbai

The central business districts (CBDs) in Navi Mumbai have a strong presence of commercial and business infrastructure, making the area a key hub for economic activities





# 5.1 Commercial & IT Market Dynamics

Navi Mumbai is a growing IT and commercial hub with modern infrastructure and key business areas like Vashi, Airoli, and Belapur CBD.

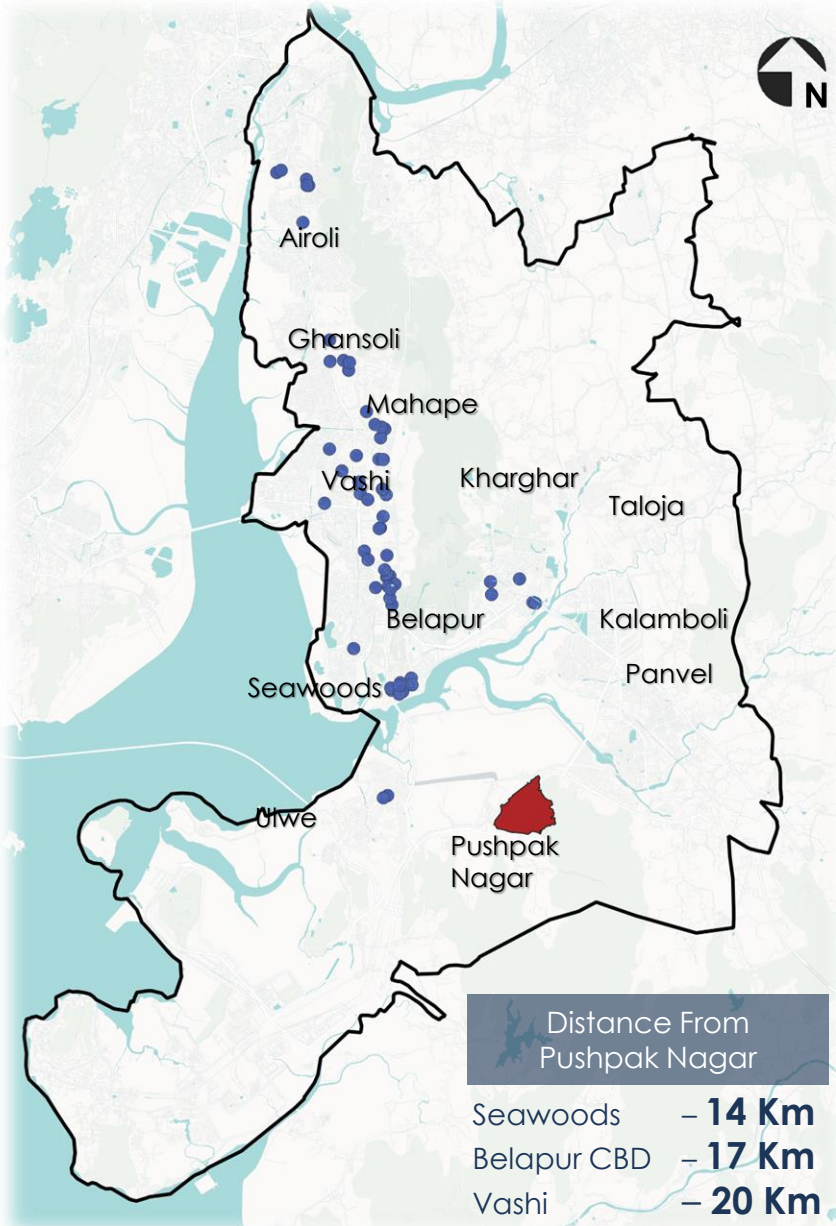


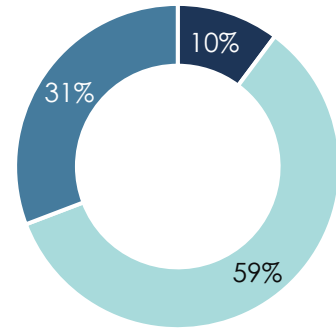
Fig.5.1.1 Map showing commercial & IT projects in Navi Mumbai

Location	Supply (in million sq.ft.)
Airoli	12.42
Nerul	8.09
Turbhe	6.37
Ghansoli	3.83
Seawood	2.05
Vashi	1.44
Belapur	1.19
Jui Nagar	0.65
Taloja	0.06

Fig.5.1.2 Table showing Major Supply of commercial & IT parks. According to locations

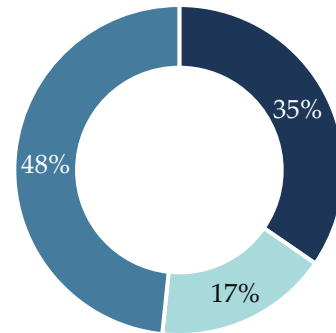
The micro market supply Micro market is 36.09 Mn. Sq.Ft

## Overall Supply



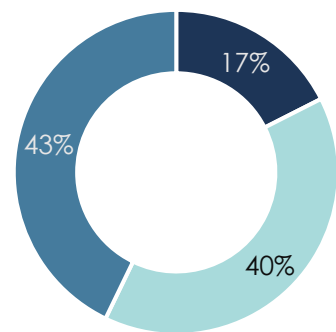
■ Proposed ■ Ready ■ UC

## Commercial Operating Model



■ Buy ■ Buy, Lease ■ Lease

## Commercial Building Type



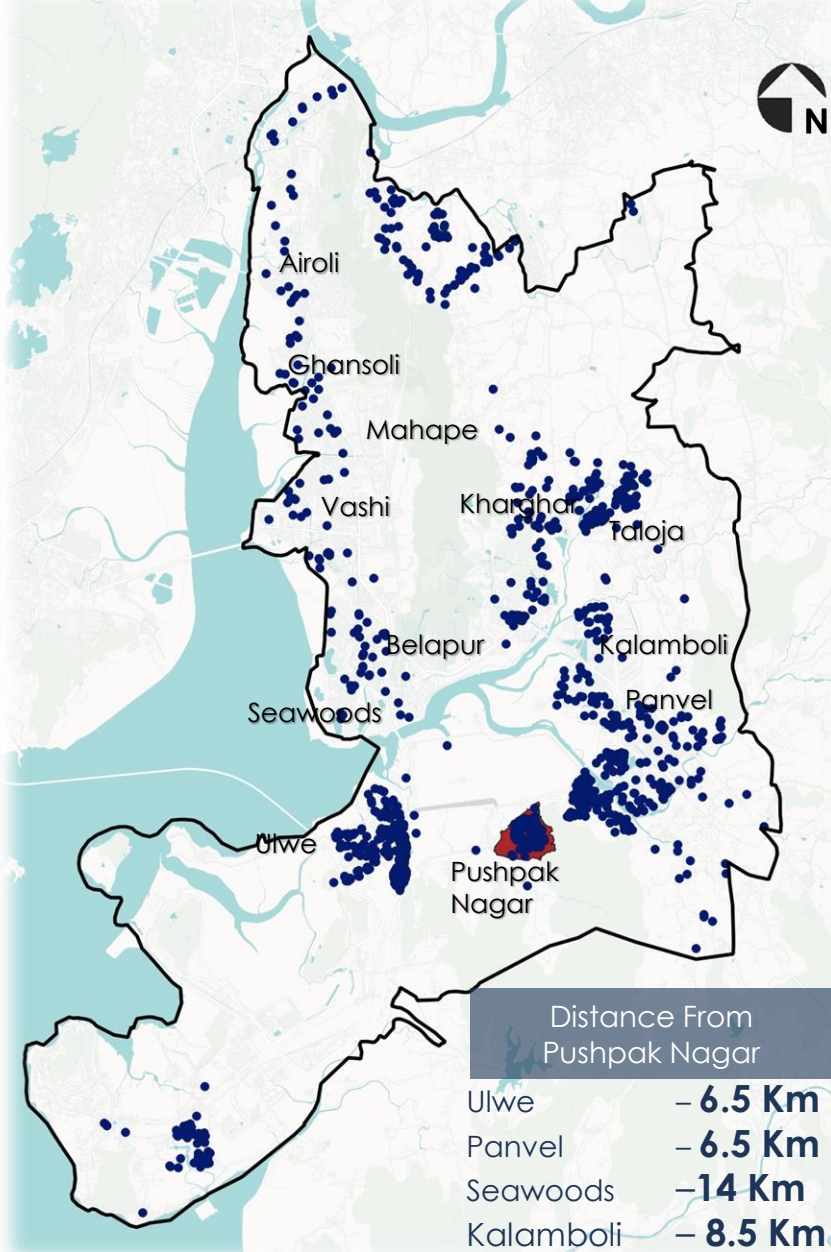
■ IT SEZ ■ IT ■ Non IT

Rate Type	Saleable Rate
Average Outright Rate (PSF)	~9,590
Average Lease Rate (PSF/Month)	~80

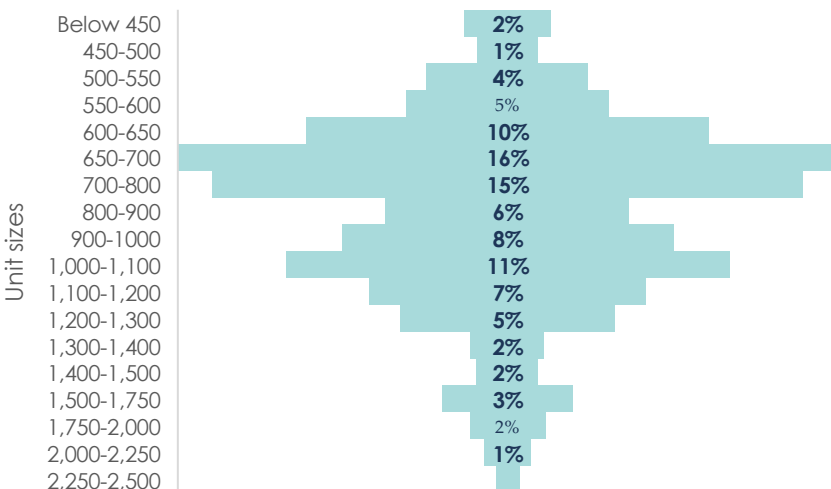
Fig.5.1.3 Table showing average saleable Rates in Commercial Market

## 5.2 Residential Market Dynamics

Navi Mumbai is emerging as a developing residential area, locations like Kharghar and Panvel fully saturated, while new projects are underway near NMIA & NAINA



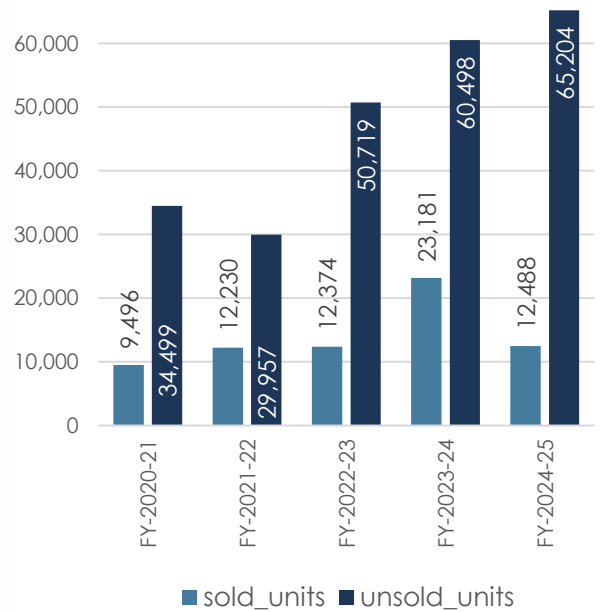
**Fig.5.2.1 Map showing Residential projects in Navi Mumbai**



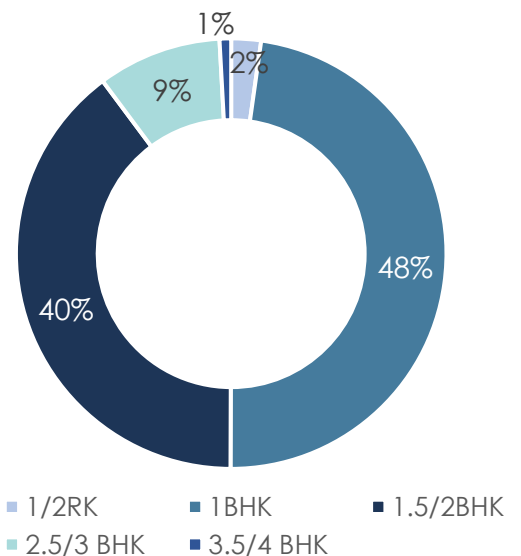
**Fig.5.2.3 Graph showing Product Performance of Annual sales On unit sizes (as per saleable area)**

Residential market in Navi Mumbai is thriving, driven by robust infrastructure, affordability, and connectivity to Mumbai.

Major residentially developed areas include Kharghar, Vashi, Nerul, and Panvel, known for their modern amenities and well-planned layouts



**Fig.5.2.5 Graph Showing sold V/S Unsold units in last 5 years**



**Fig.5.2.3 Graph showing Product Performance on annual sales - Unit Size Ranges (as per saleable area)**

## 5.2 Residential Market Dynamics

Pushpak Nagar Is An Affordable Residential Market In Navi Mumbai, Boosted By Upcoming Infrastructure & Its Proximity To NMIA.

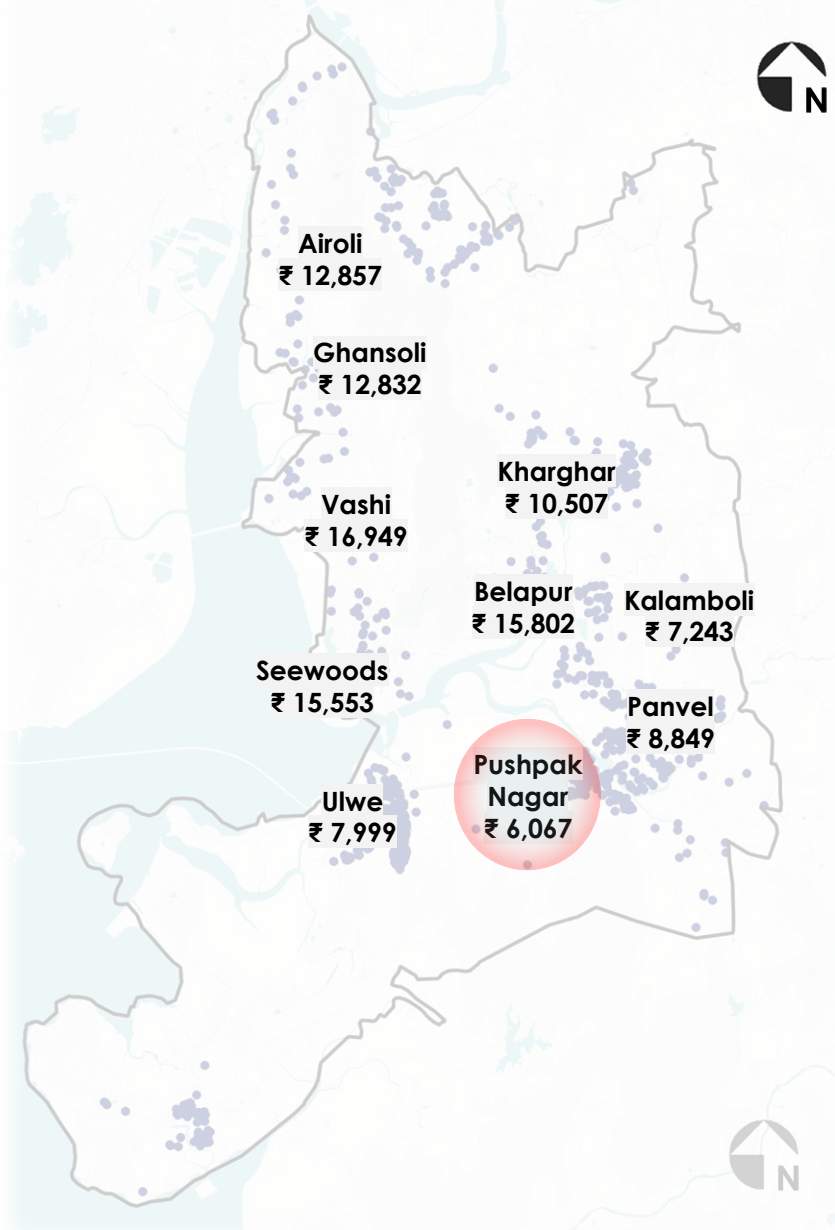


Fig.5.2.1 Map showing Residential projects in Navi Mumbai

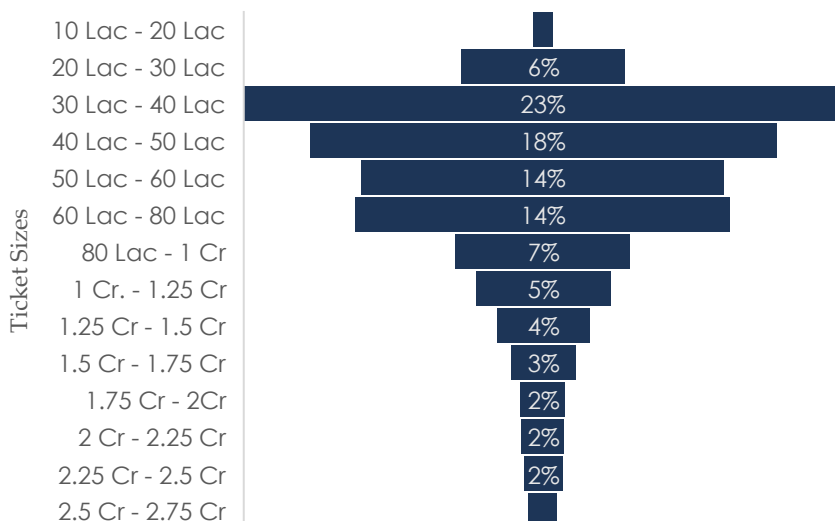


Fig.5.2.2 Graph showing Ticket Size Ranges of annual sales (units)



In Navi Mumbai's Residential Market, **1 BHK And 1.5/2 BHK Units Dominate Sales**, Accounting For Approximately **88%** Of The Total Residential Developments.

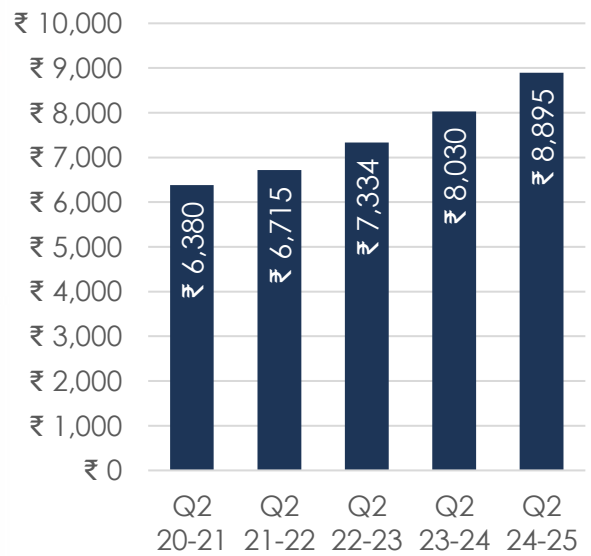


Fig.5.2.4 Graph Showing Average Saleable Area Price (PSF) in last 5 years

### Average Market Analysis Of Navi Mumbai

1BHK Apartments:

Saleable Area Range:

600 - 800 sq. ft.

Cost Range:

₹30 Lac - ₹50 Lac

2 BHK Apartments:

Saleable Area Range:

900 - 1200 sq. ft.

Cost Range:

₹60 Lac - ₹1 Cr.

## 6. Timeline of Infrastructure Development in Navi Mumbai

The timeline highlights key infrastructure developments in Navi Mumbai, including the airport, metro, tunnels, rail, and road projects, spanning from 2005 to 2035. It showcases both completed milestones and proposed plans shaping the region's growth.

### 2010 – 2015

- In **2011-13** Sion-Panvel Expressway Expansion - widening and improvement of the Sion-Panvel Expressway
- In 2012 **CIDCO** launched residential housing schemes for **MIG - LIG &** approved commercial zones, including local markets & office spaces

### 2020 - 2025

- In **2022 CIDCO** Handed over **2,866 acres of land to Adani Group**
  - By **2023** 57% completion of Airport was done
  - In **Aug 2024** Testing of Flight was done
  - Trial landing was tested in **October 2024**.
- Mumbai Trans Harbour link was completed in **2023**
- Costal Road Phase 1&2 Completed in **2023**
  - Airoli Kataai Naka Road Completed in **2023**
  - Metro Line 8 was proposed in year **2022**



### 2005 - 2010

**CIDCO** identified Pushpak Nagar as a strategic location for **urban development** near the proposed **Navi Mumbai International Airport (NMIA)**

**CIDCO** developed basic **internal roads & planned major highways** for better accessibility.

### 2015- 2020

In **2018** construction of Navi Mumbai International Airport (NMIA) began. In **2019**, **CIDCO** successfully **completed** the remaining **land acquisition process for the airport**



### 2025 – 2030

- Domestic Flight starts **May 2025**
- International Flight starts **June 2025**
- Goregaon Mulund Link road will be completed in **2026**

### 2030 - 2035

- Thane Borivali Twin Tunnel will be completed in **2030**
- Virar Alibaugh Multimodal Corridor will be completed in **2031**



# 7. Development Timeline of Pushpak Nagar (2010–Present)

Highlighting the steady and continuous growth of Pushpak Nagar as it transformed from an emerging area into a fully integrated urban hub.

2010



Pushpak Nagar witnessed the initial phases of planning and development under CIDCO, with a proposal to expand the JNPT two-lane road

2015



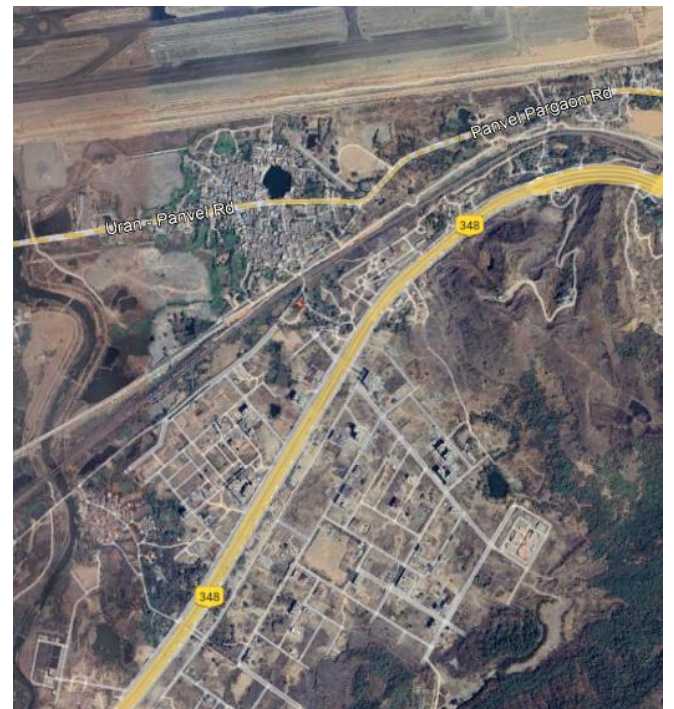
The six-lane road project began in its initial stage, establishing a connection between Pushpak Nagar, JNPT port, & CBD Belapur highway.

2020



Establishment of basic infrastructure, such as roads, utilities, and residential plots began. Focus on creating a balanced urban environment with residential, commercial, and recreational spaces was laid out

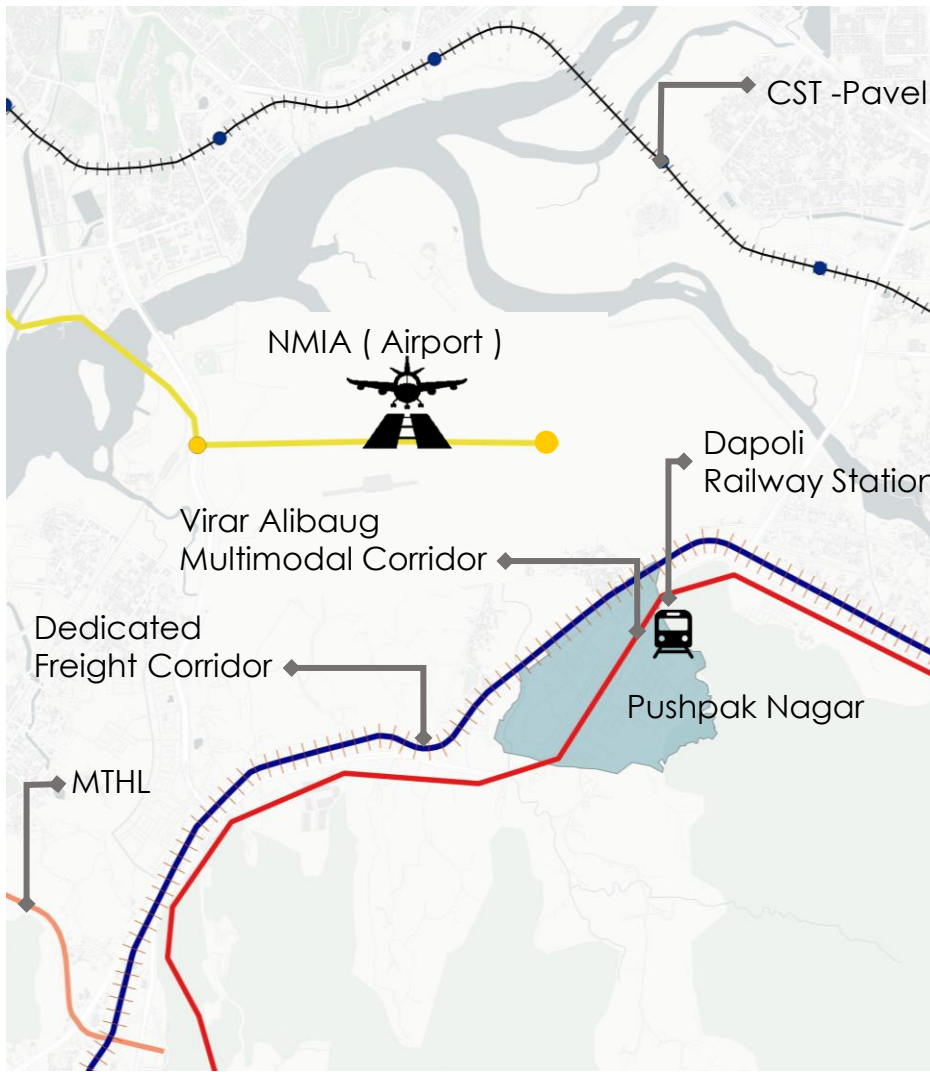
2024



Pushpak Nagar continues to develop as a modern urban locality, with a mix of residential, commercial, and recreational facilities now in place. Ongoing development ensures it remains a thriving area within Navi Mumbai.

## 8. Influence of Infrastructure Development on Pushpak Nagar

Pushpak Nagar is set to undergo significant growth in both residential and commercial sectors as a result of the surrounding infrastructure developments



### Distance to upcoming infrastructure projects from Pushpak Nagar

MMC – **Adjacent to site**  
(Expressway)

DFC – **Adjacent to site**  
(Overhead)

NMIA – **2km**  
(Entrance)

Golden Line – **2km**  
(Metro)

MTHL – **7km**  
(Expressway)

Dapoli (Railway) – **7km**

+++++ Railway Line

||||| DFC corridor

— Multimodal Corridor

● Golden Line 8

— MTHL Expressway

### Proposed Infrastructure

#### Road Infrastructure

Proposal	Completion Date
Goregaon Mulund Link Road	2026
Thane Borivali Twin Tunnel	2030
Delhi Mumbai Industrial Corridor	2031

#### Rail Infrastructure

Proposal	Completion Date
Dedicated Freight Corridor	NA

#### Metro Infrastructure

Proposal	Completion Date
Golden Line 8 Metro	2030

#### Airport Infrastructure

Proposal	Completion Date
Navi Mumbai International Airport	2030

### Completed Infrastructure

#### Road Infrastructure

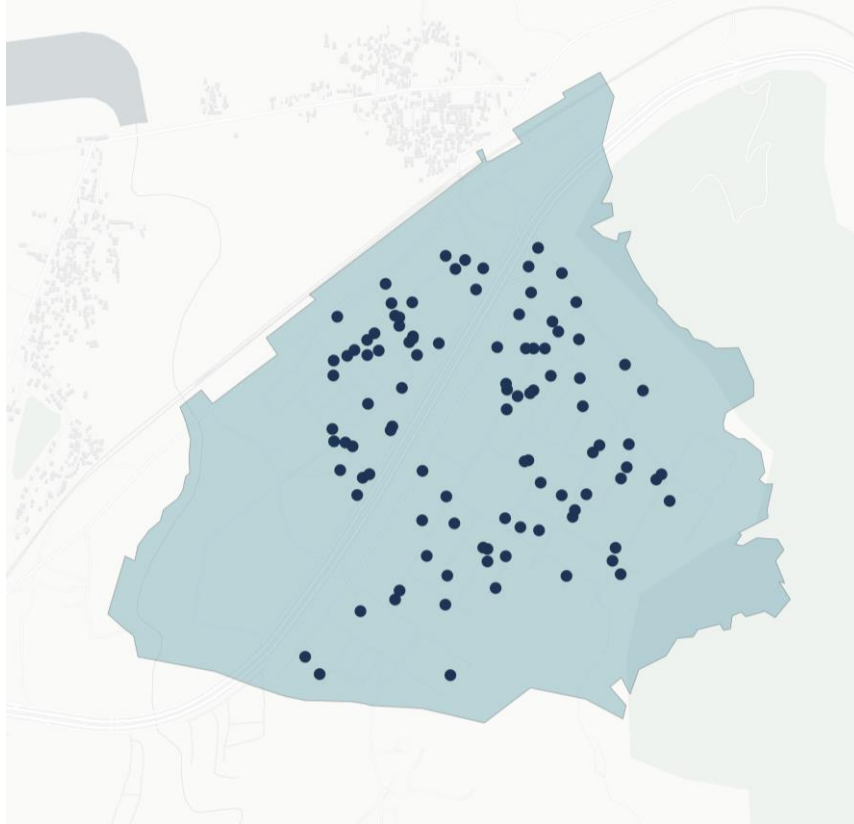
Proposal	Completion Date
Mumbai trans harbour Link	2023
Costal Road Phase 1	2023
Costal Road Phase 2	2023
Airoli Katai Naka Elevated Road	2023

#### Rail Infrastructure I

Proposal	Completion Date
Harbour Line	1910
Vashi – Panvel	2004

## 9. Residential; Market Dynamics In Pushpak Nagar

Key metrics for Pushpak Nagar provide a concise overview, offering valuable insights into the project's market presence and current trend



### Overview – Pushpak Nagar

<b>Total Project</b>	<b>Total Builders</b>
<b>102</b>	<b>72</b>
<b>Months Inventory</b>	<b>Sales Velocity</b>
<b>40</b>	<b>2.7 %</b>
<b>Average Rate (INR-PSF)</b>	
<b>₹ 6,070</b>	
<b>Annual Sales</b>	<b>Unsold</b>
<b>1,767 Units</b>	<b>6,656 Units</b>

Fig.9.1 Map showing Residential projects in Navi Mumbai

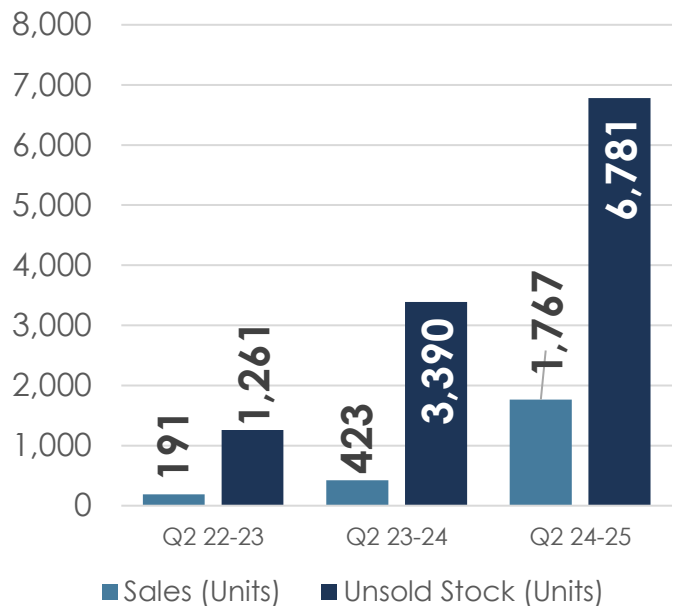
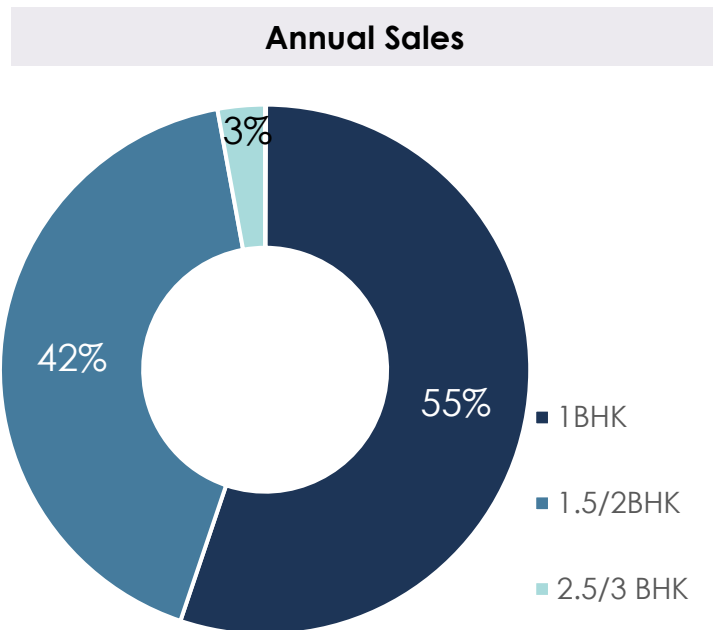


Fig.9.2 Graph Showing sold V/S Unsold units in last 3 years

In Pushpak Nagar, residential market, 1 BHK and 1.5/2 BHK units dominate sales, accounting 97% of the total residential developments.

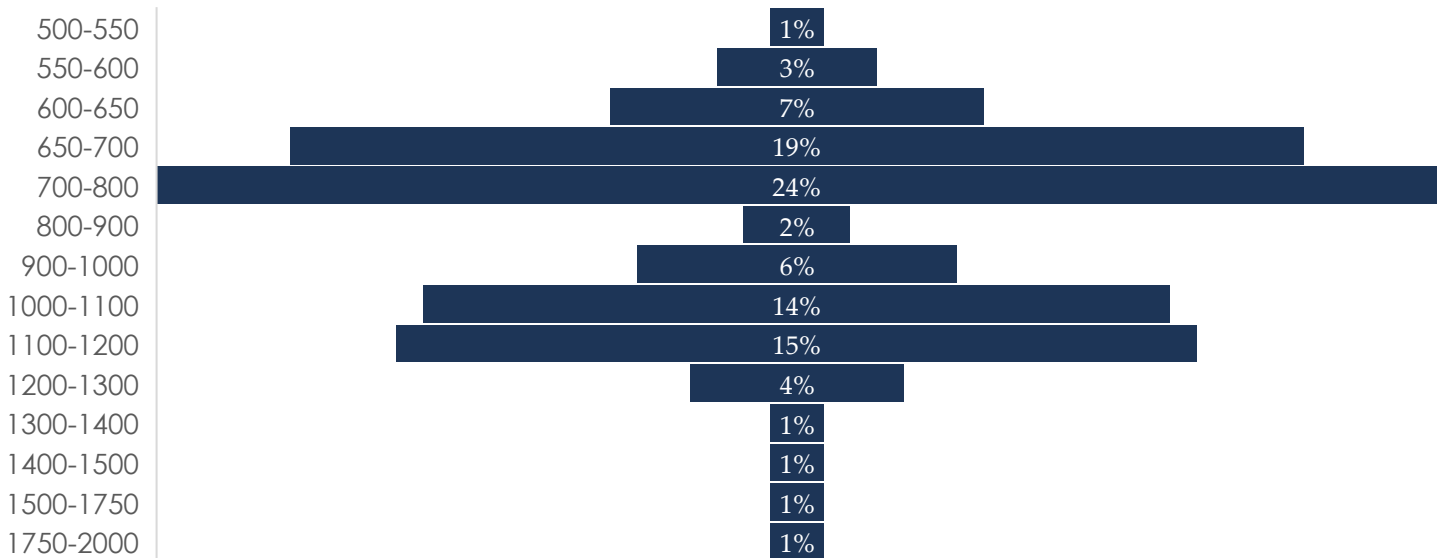
Pushpak Nagar's market demonstrates substantial growth opportunities, with a robust inventory offering and a steady absorption trend projected over the next 40 months. The average sales velocity stands at 2.7%, reflecting slow market activity

## 9. Residential; Market Dynamics In Pushpak Nagar

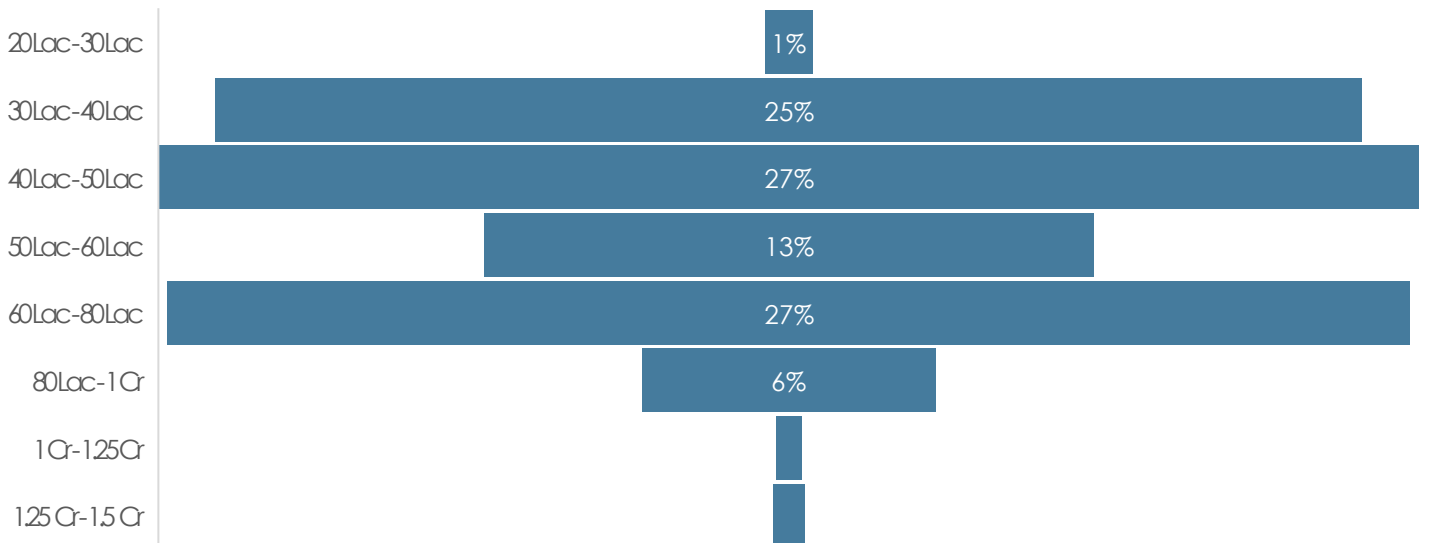
Pushpak Nagar Real Estate Market Overview: Unit Sizes, Prices, Average Rates, and Buyer Preferences

	Q2 22-23	Q2 23-24	Q2 24-25
Marketable Supply (Unit)	3,759	9,818	24,589
Sales (Units)	191	423	1,767
Unsold Stock (Units)	1,261	3,390	6,781
Wt Avg Price (PSF)	5,410	5,618	6,007
Cost of Flat (Rs.lac)	52.5 Lac	52.05 Lac	54.21 Lac
Sales Velocity (%)	2.1%	2.02%	2.8 %
Months Inventory	60	95	47

**Fig.9.3 Table Details of the annual market Summary of last 3 years**



**Fig.9.4 Graph showing Product Performance of annual sales - Unit Size Range Analysis (as per saleable area)**

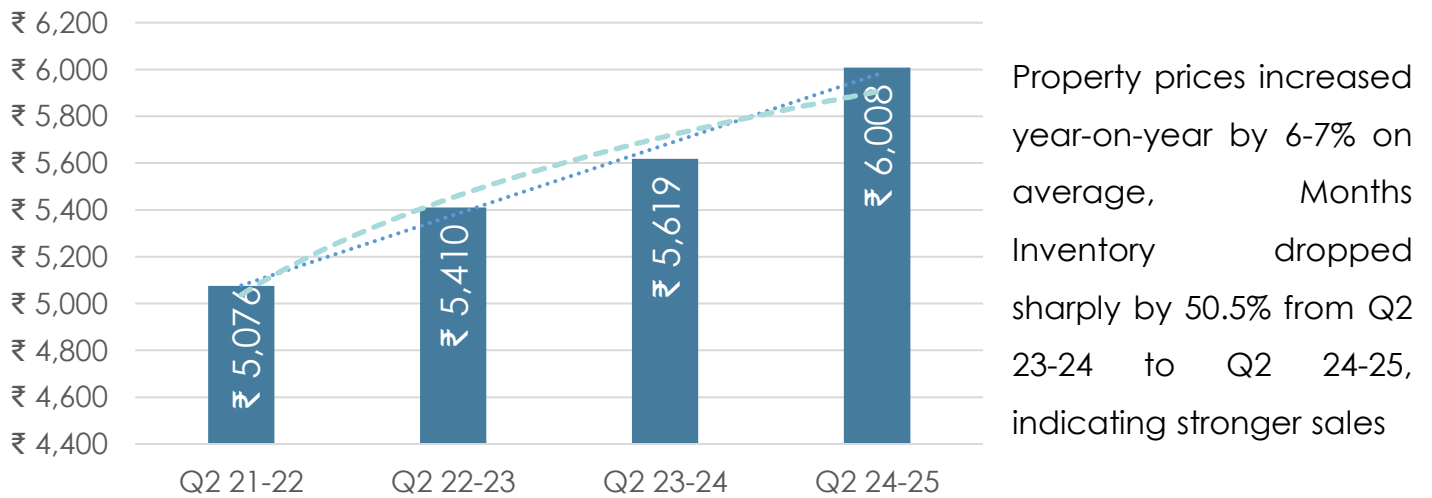


**Fig.9.5 Graph Product Performance of annual sales - Ticket Size (Cost Range) Analysis**

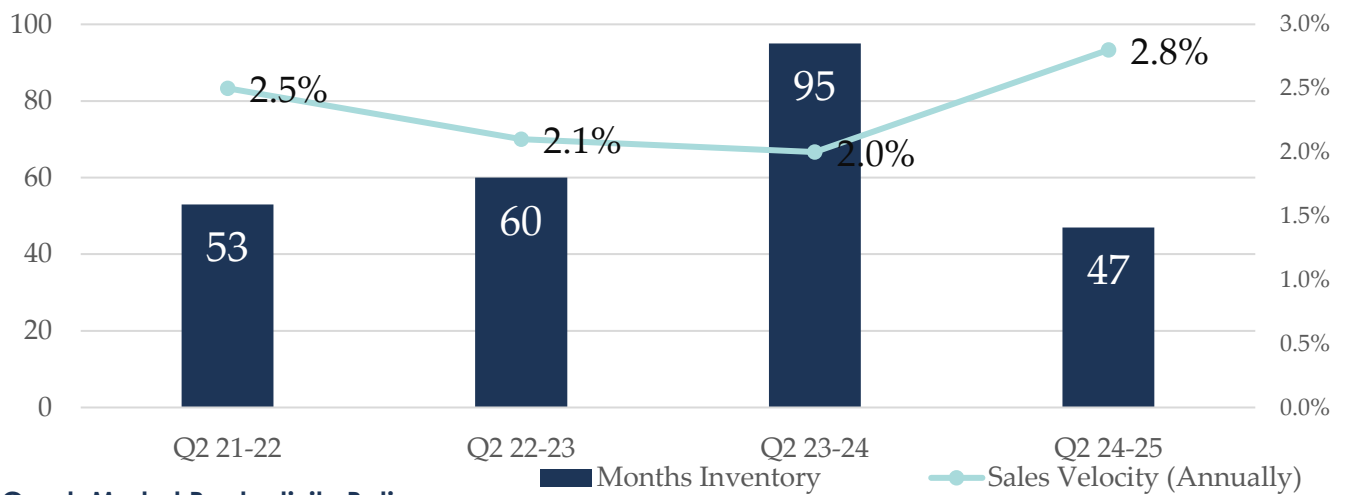


## 9. Residential; Market Dynamics In Pushpak Nagar

Pushpak Nagar Real Estate Market Overview: Unit Sizes, Prices, Average Rates, and Buyer Preferences



**Fig.9.5 Graph showing Average saleable Price**



**Fig.9.6 Graph Market Productivity Ratio, i.e. Relationship Between Months Inventory & Sales Velocity Over Time**

Progress	Units
Not Started	29%
Excavation	7%
Piling	4%
Plinth	12%
Basement	2%
Floor Slab	31%
Internal Work	6%
External Work	9%

- **Highest percentage:**  
- Floor Slab: 31%
- **Second highest percentage:**  
- Not Started: 29%

Buyers show a strong preference for purchasing properties during the "Not Started" phase (pre-construction) or the "Floor Slab" phase (mid-construction).

**Fig.9.7 Graph shows the percentage of annual sales during different periods of construction**

## 10. Residential: Top 10 Developers & Projects in Pushpak Nagar

Developers	Total unit Supply	Total Projects
Delta Group	624	11
J Prime Buildcon LLP	544	11
Shree Builders & Developers	536	10
Matrix Realty	452	6
Landmaark Realty	406	8
Harlequin Infrastructure & Developers	346	7
Savitri Builder & Developers	302	8
Lakshadeep Group	272	10
Shree Ganesh Enterprise	261	4

**Fig. 10.1 table highlights the top 10 developers in Pushpak Nagar, showcasing their unit supply and project count.**

Project Name	Builder	Saleable Size (Sq.Ft.)	Project Size	Sold as on Date	Unsold as on Date	Months Inventory	Monthly Sales Velocity	Saleable Rate (Rs/PSF)
Planet 6	Construxus Infra LLP	651-2306	450	378	72	9	2%	₹ 6,922
Lakshadeep Tirupati	Tirupati Group	747-1183	136	76	60	9	7%	₹ 6,591
Delta Flora	Delta Group	790-1287	261	112	149	26	3%	₹ 6,962
Delta Hills	Delta Group	1125-1198	146	74	72	17	2%	₹ 6,806
Delta Greens	Delta Group	717-1567	177	103	74	19	2%	₹ 7,116
Matrix Landmark	Matrix Realty	685-1200	206	45	161	43	3%	₹ 6,442
Avencia	AK Hightech Group	700-1000	147	41	106	31	3%	₹ 6,864
Pushpak 2	Harlequin Infrastructure & Developers	862-1130	114	38	76	22	4%	₹ 6,151
Prime Jade	J Prime Buildcon LLP	625-700	72	69	3	1	6%	₹ 6,496
Venkatesha Heights	J Prime Buildcon LLP	347 – 647	70	47	23	7	13%	₹ 6,175
Venkatesha Grace	J Prime Buildcon LLP	433-667	65	45	20	5	6%	₹ 5,797

**Fig. 10.2 table highlights the top 10 developers in Pushpak Nagar, showcasing their unit supply and project count.**

# 11.1. Pushpak Nagar: The Most Promising & Affordable Choice of a Home Buyer in Navi Mumbai

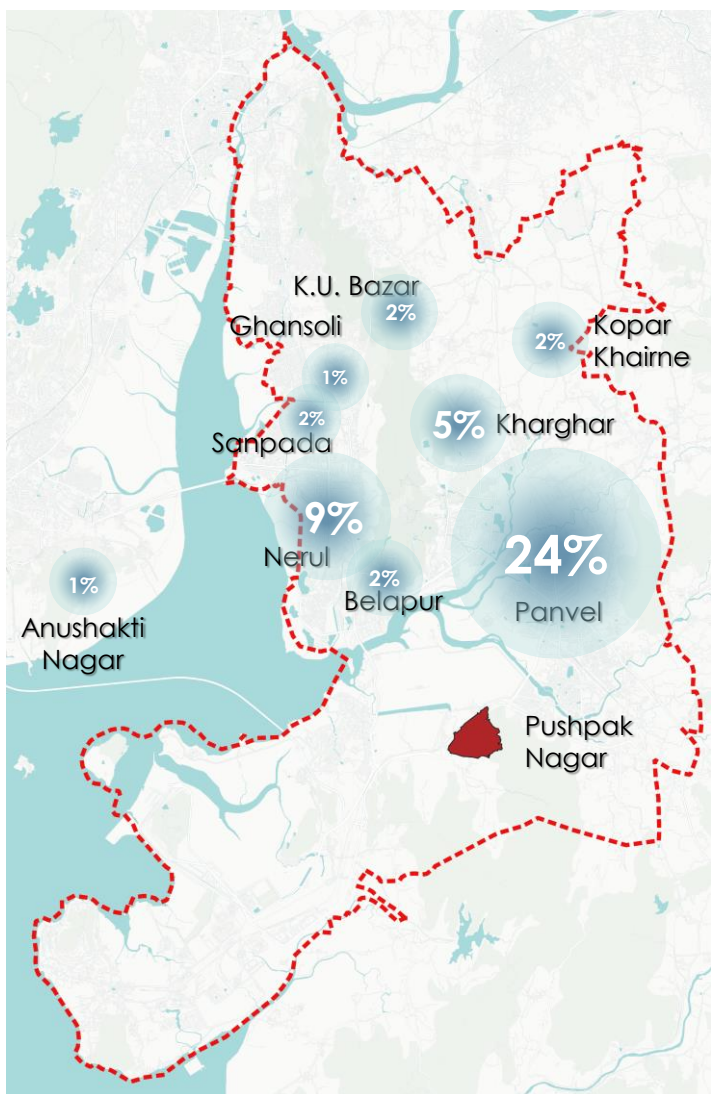


Fig. 11.1 map shows the tenant Buyers Location In and around Navi Mumbai

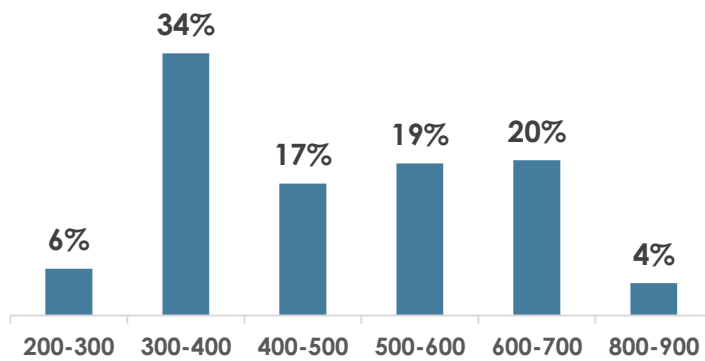


Fig. 11.3 The Graph Shows the Carpet Area Distribution

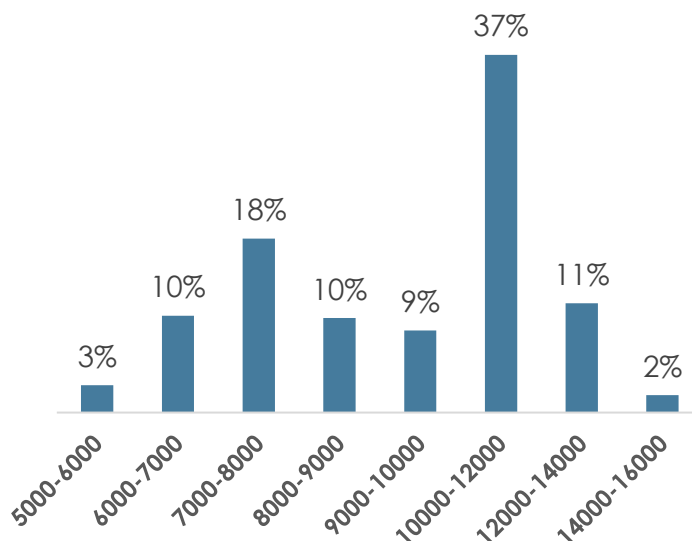
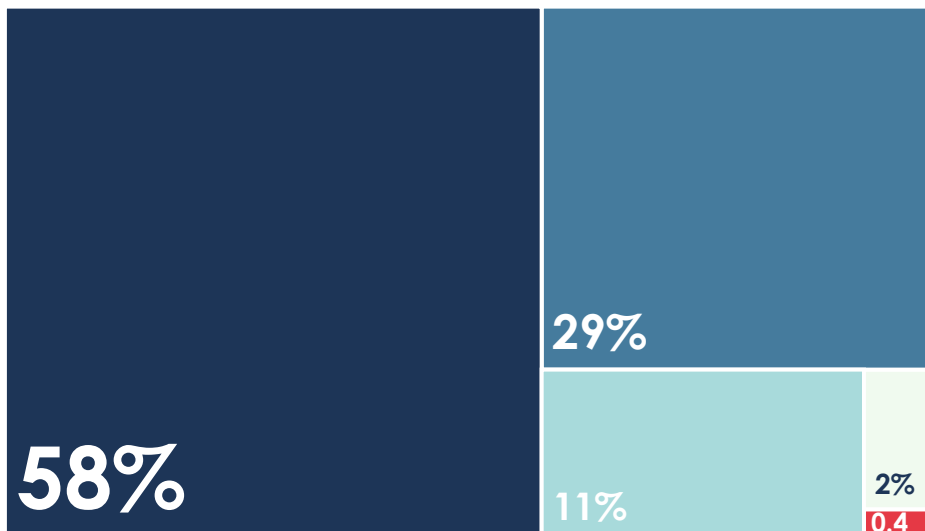


Fig. 11.4 The Graph Shows the Carpet Rate Distribution



Age Group 0-25 25-35 35-55 55-75 75+

Fig. 11.2 The Map show age Group Distribution Of Buyers in & around Navi Mumbai

**Pushpak Nagar** stands out as Navi Mumbai's most affordable location, appealing to **58%** of 35-55 age group buyers. With a strong focus on compact housing (**₹300-400 Sq.Ft**) and competitive pricing (**₹5,000-₹12,000/sq.ft**), Pushpak Nagar proximity to Panvel (**24%** buyer share) enhances its appeal, making it a top choice for budget-conscious homebuyers.

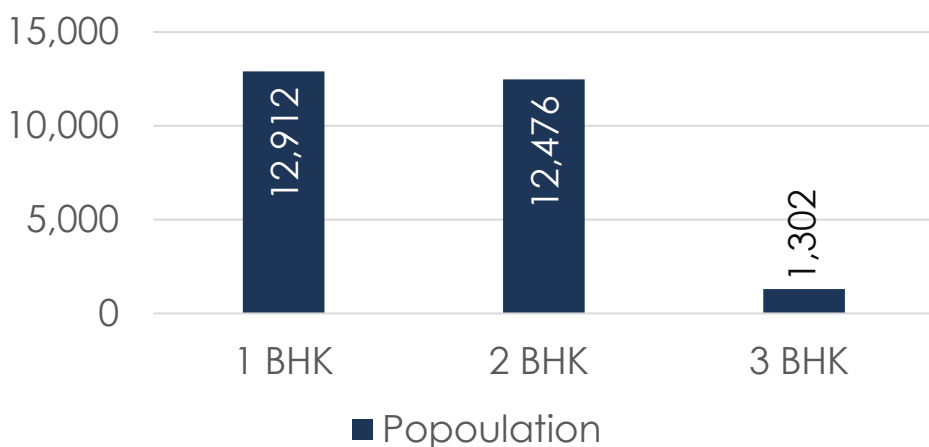
## 11.2. Pushpak Nagar: The Most Promising & Affordable Choice of a Home Buyer in Navi Mumbai

Highlighting The Combination Of The Best Unit Size, Affordable Pricing, & Population Capacity, Making The Project More Appealing To Potential Residents.

Impacts Of Developed Infrastructure Around Pushpak Nagar



### Projected Population Growth in Pushpak Nagar



### Total Population



**26,690**

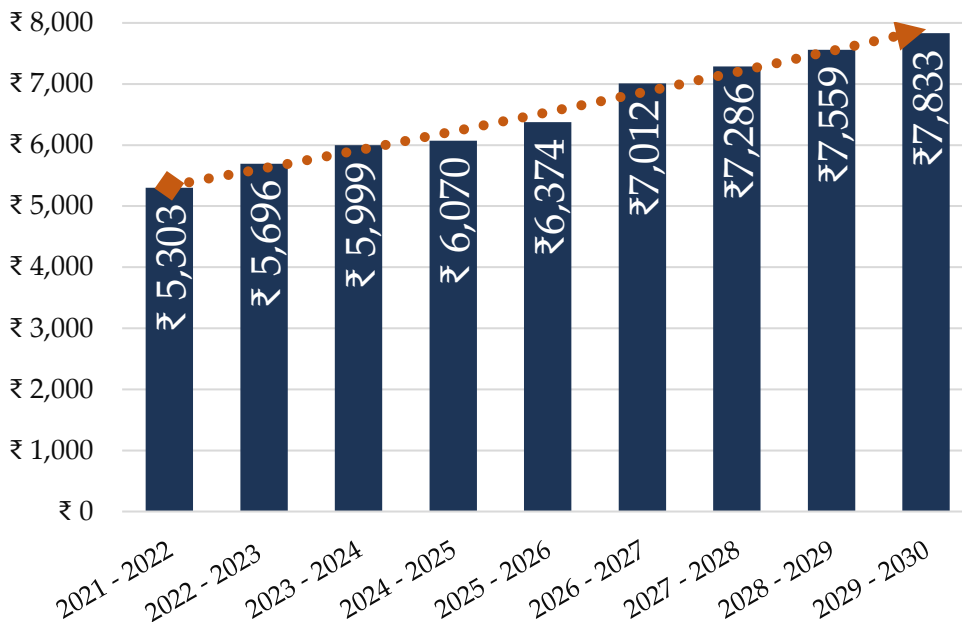
### Pushpak Nagar's Residential Unit Sales Data: Area, Cost, and Average Rates

Product Type	Saleable Area Range	Max. Sold Saleable Area in Market	Cost Range	Average Rate
1BHK	600 - 700	682 Sq.Ft	30 Lac - 40 Lac	₹ 5,802
		658 Sq.Ft		
1BHK	700 - 800	715 Sq.Ft	40 Lac - 50 Lac	₹ 5,856
		750 Sq.Ft		
2BHK	1100 - 1200	1100 Sq.Ft	70 lac - 80 Lac	₹ 6,512
		1132 Sq.Ft		

The average rates for saleable areas range from ₹5,802 to ₹6,512, with 1BHK units falling within the ₹30 lac - ₹50 lac price range and 2BHK units typically priced between ₹70 lac - ₹80 lac

## 12. Investment Opportunity in Pushpak Nagar: Strategic Planning, Affordable Rates, and Key Infrastructure

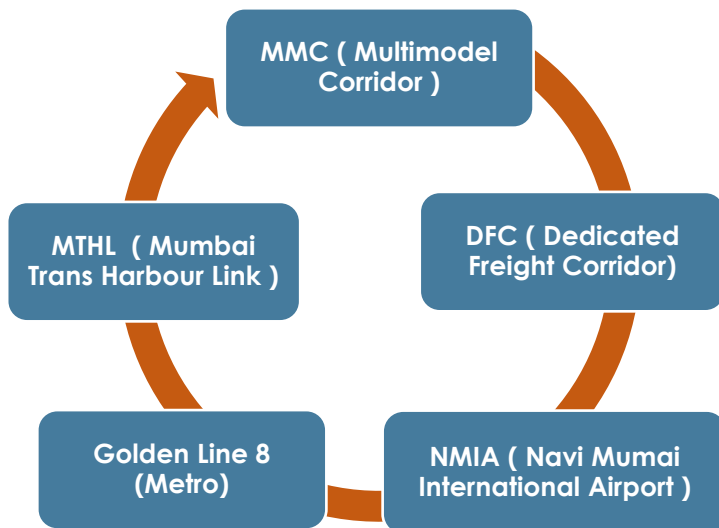
### Projected Saleable Rate In Pushpak Nagar for Next 5 Years



Pushpak Nagar in Navi Mumbai is poised for significant growth over the next five years, driven by major infrastructure projects like the upcoming Navi Mumbai International Airport and the Mumbai Trans Harbour Link, which are expected to enhance connectivity and boost property values.

Fig.12.1 The Graph shows saleable rate for next 5 Years in Pushpak Nagar

### Infrastructure Boom: A Catalyst for Growth



- Virar Alibaug (MMC) The expressway is expected to be completed & opened in 2030
- Western Dedicated Freight Corridor runs from Dadri in Uttar Pradesh to JNPT in Mumbai.
- NMIA will be linked to Navi Mumbai Metro Line 8, Mumbai Metro Line 8, and accessible via National Highway 4B, & MTHL.
- Metro improve connectivity reducing travel time between Mumbai & Navi Mumbai
- The 21.8 km MTHL links Navi Mumbai to Sewri, reducing travel time and enhancing access to business, tourism, and NMIA.

### Investor Perks: The Benefits of Investing in Pushpak Nagar



#### High Returns:

High return potential and strong market exit options.



#### Steady Rental Demand

High workforce presence in the sector ensures consistent rental income.



#### Premium Infrastructure:

Surrounded by world-class developments like NMIA, Metro, MTHL, and more.



**THANK YOU**

