



## NAVI MUMBAI : URBAN TRANSFORMATION OVER HALF A CENTURY

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# Mumbai Metropolitan Region

6,328 sq. km

Projected Population 35 Million- 2030

## Navi Mumbai

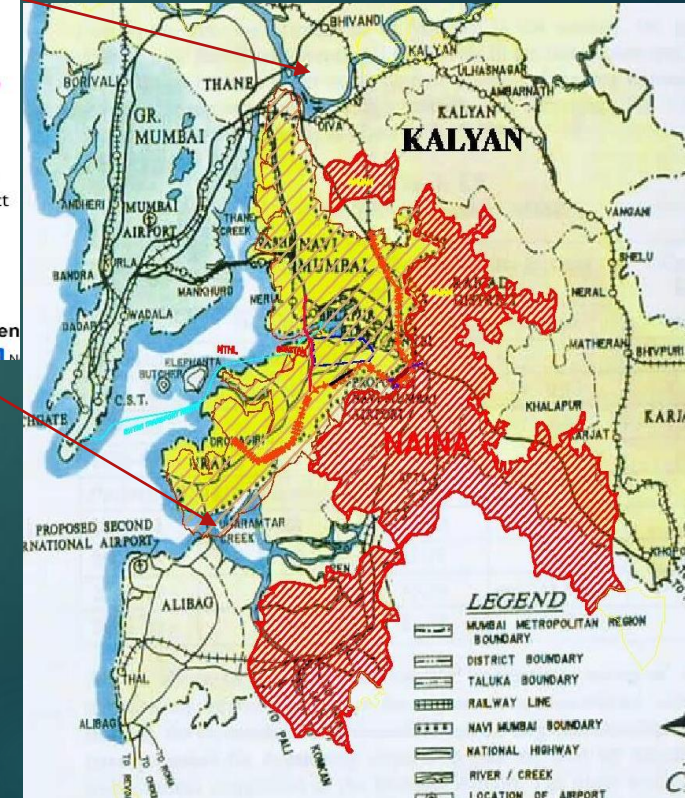
formed to relieve pressure on Mumbai

Balanced development of a new town

Provide affordable housing

Develop viable and sustainable city

Projected Population 3 Million- 2030

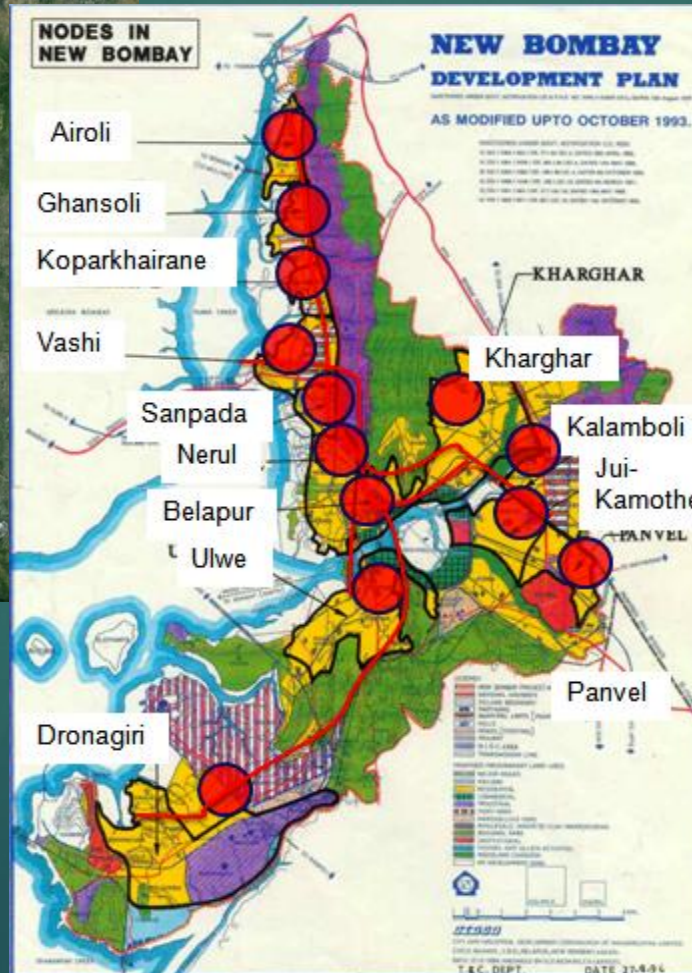


**Established -1970**

**344 sq km**

# Visionary Planning - Transit Oriented

CIDCO – NTDA  
for Navi Mumbai



Guided development by collaborating with Railways to extend suburban rail to the new city

14 self contained nodes **along Mass Transit (suburban railway) corridors**

Area of each node : 850 ha. to 2500 ha.

Population : 1 lakh to 4.5 lakhs

**Self financing through development and disposal of value added land**

Mixed use development

Residential facility for all income groups

# Triggers for Future Economic Development

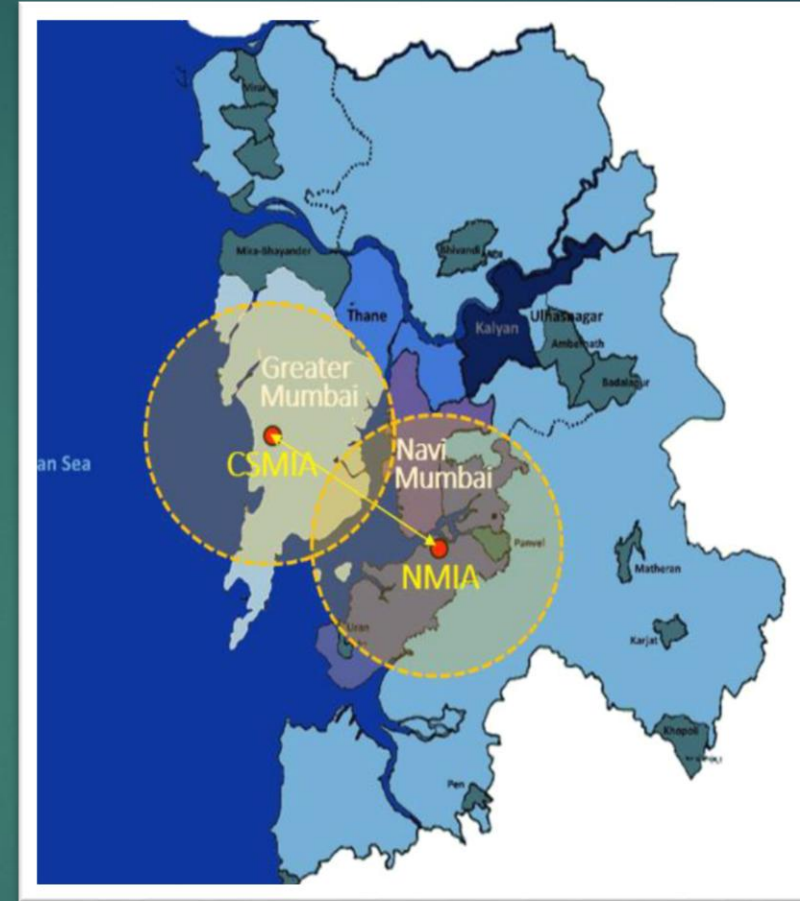
## Navi Mumbai International Airport

Planned for 90 million passengers &  
3.2 million tonnes of cargo per annum

Expected to contribute about 1% to the nation's GDP & 5% to the State's GDSP and attract valuable FDI

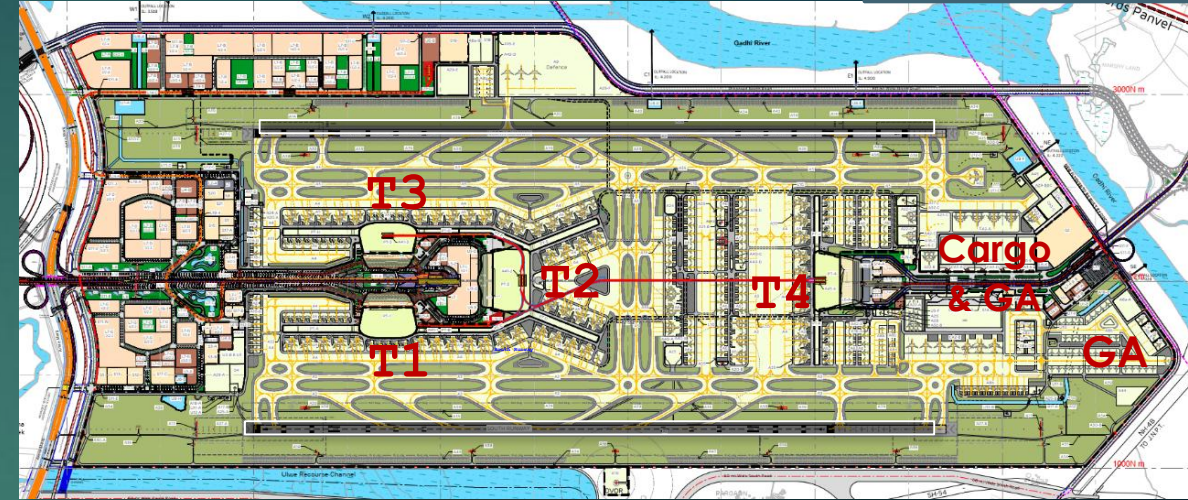
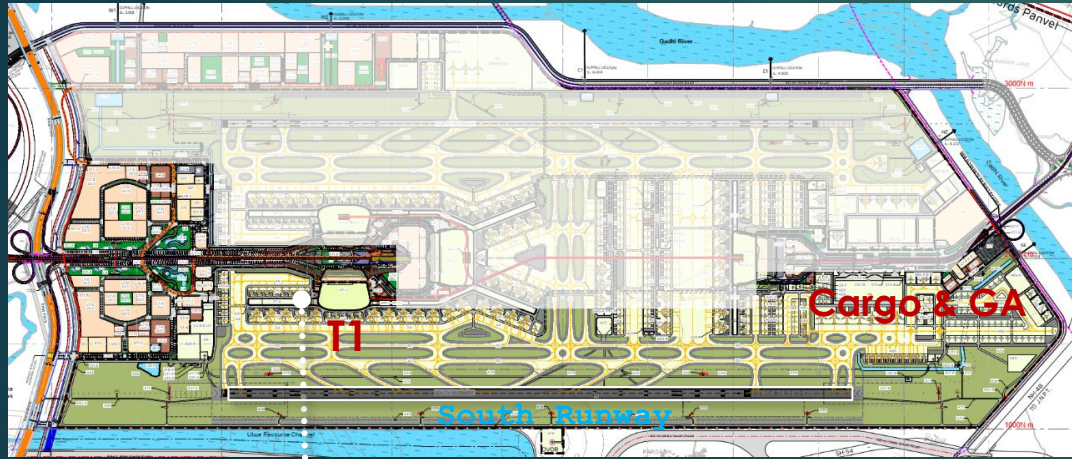
Generation of about **1 lakh direct employment** and about **2.5 lakh employment** on an indirect level supply chain- travel and tourism, hospitality, logistics, aerospace and manufacturing etc.

Every 100 jobs generated by air transport, trigger additional demand of approx. 610 jobs in other industries



**2<sup>nd</sup> International Airport for MMR**  
**Gateway Airport for the country**

# Navi Mumbai International Airport



## Phase 1

**Passengers - 20 MPPA**

**Cargo - 0.8 MMTA**

	Terminal	Capacity	Year	Cumulative Capacity
1	T-1	20 MPPA	2025	20 MPPA
2	T-2	30 MPPA	2029	50 MPPA
3	T-3	20 MPPA	2032	70 MPPA
4	T-4	20 MPPA	2037	90 MPPA

**Ultimate Capacity :**

**Passengers - 90 MPPA**

**Cargo - 3.25 MMTA**

# Triggers for Future Economic Development



## Jawaharlal Nehru Port

Largest container port in India - 10 million TEU (twenty foot equivalent) capacity

Ranked 23<sup>rd</sup> amongst the top 100 container terminals of the world

Multi-product Port based SEZ in its owned freehold land of 277 hectares

# Multi Modal Connectivity-

## GENESIS -

## Comprehensive Transportation Study (CTS) for MMR - 2051

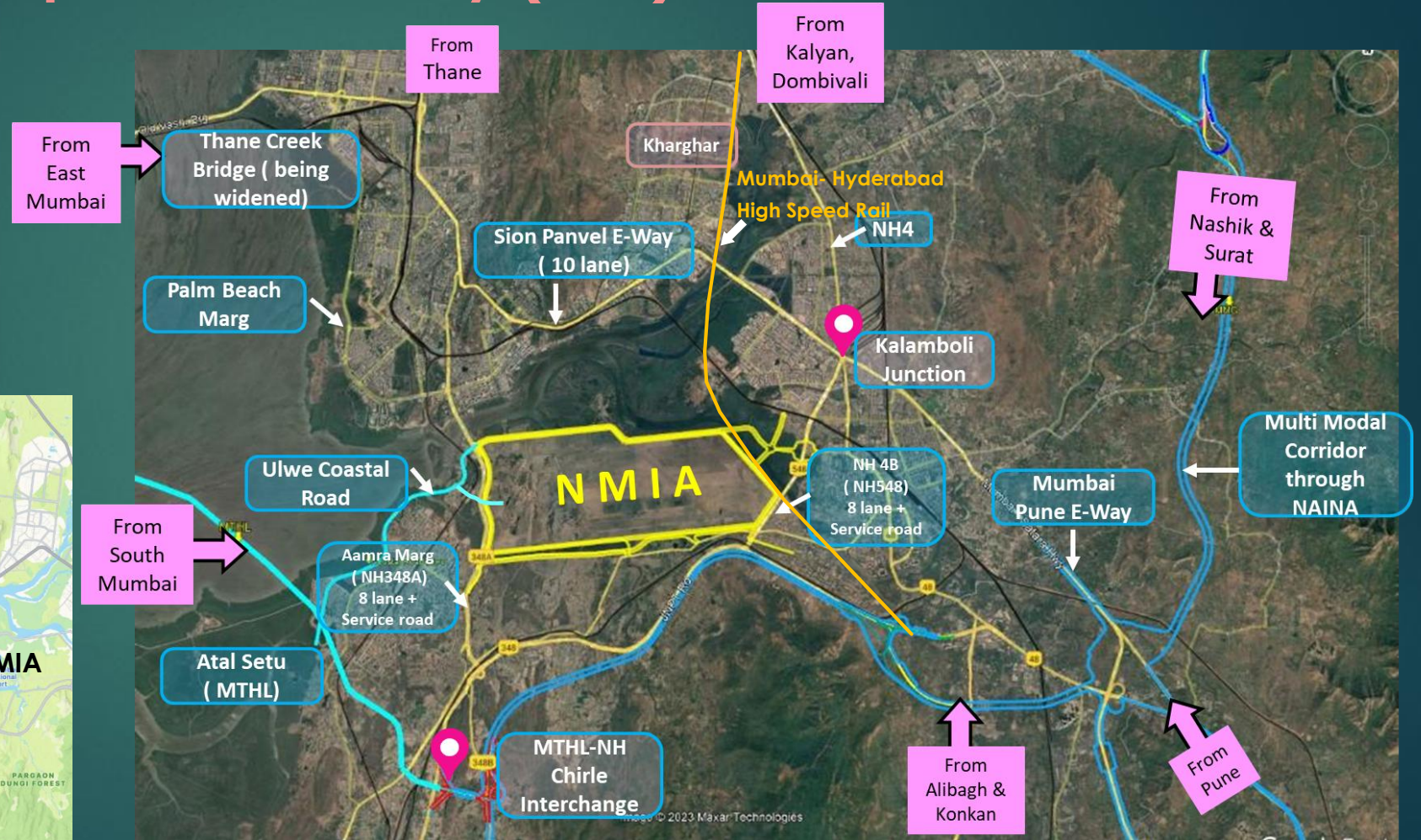
Arterial roads

Metro Rail

Water Transport

Suburban rail

High Speed Rail



Growth shifting towards Navi Mumbai

# Multi Modal Connectivity

## Metro Rail- Integrated Planning for MMR



**Proposed Metro Line 8**  
**CSMIA – NMIA (DPR Stage)**

Length : 34.9 km ( MCGM Area: 14 km, CIDCO Area : 20km) Partially Underground (9.7km), Elevated (25km)  
 Timeline: 2029

**Passenger Integration with other Metro Lines**

- Line 2B: DN Nagar to Mandale (integration at ISBT Mankhurd)
- Line 7A: Andheri East to CSMIA (integration at CSMIA)
- Line 3: Colaba – Bandra – SEEPZ (integration at CSMIA)
- Line 4: Wadala to Kasarvadavali (integration at Garodiya Nagar stn Ghatkopar)
- Line 12: Kalyan Taloja (Integration with NMM Line 1 at Amandoot)
- NMM Line 1: Belapur to Pendhar (integration at Sagarsangam stn Belapur)
- NMM Line 2: Proposed Pendhar to NMIA East

# MMR - Growth Hub

## ECONOMIC MASTER PLANNING OF MMR

VISION – MMR TO GROW INTO \$ 300 BILLION GDP BY 2030 &  
\$ 1.5 Trillion GDP & \$30,000 per capita GDP by 2047

<b>Framework</b>	<b>Economic &amp; Investment Plan, Quality of Life Span, Inclusivity &amp; Sustainability Plan</b>
<b>Key Steps</b>	Global / India Trends + MMR Strengths/ Endowments – MMR's Prioritized Growth Drivers
<b>Strong Demand Drivers</b>	India's Financial Capital, Largest Port & Trade Hub, Globally connected, entertainment Capital, 300 km coastline, Large cosmopolitan centre, Manufacturing Hub, Logistics Hub, Emerging start-up ecosystem, Multimodal intersection, Historic significance

<b>7 Economic Growth Drivers</b>	MMR as a Global Services Hub
	Affordable Housing & real Estate
	Global Tourism Hub
	Port proximate Logistics Hub
	Planned urbanization & intensive TOD Development
	World Class Core and Last Mile urban Infrastructure
	Inclusivity & Sustainability leader in India

**Navi Mumbai – a key player in achieving this Vision**

# International Corporate Park



**International Corporate Park (ICP), a State-of-the-art business hub** being developed by CIDCO

Project Scope

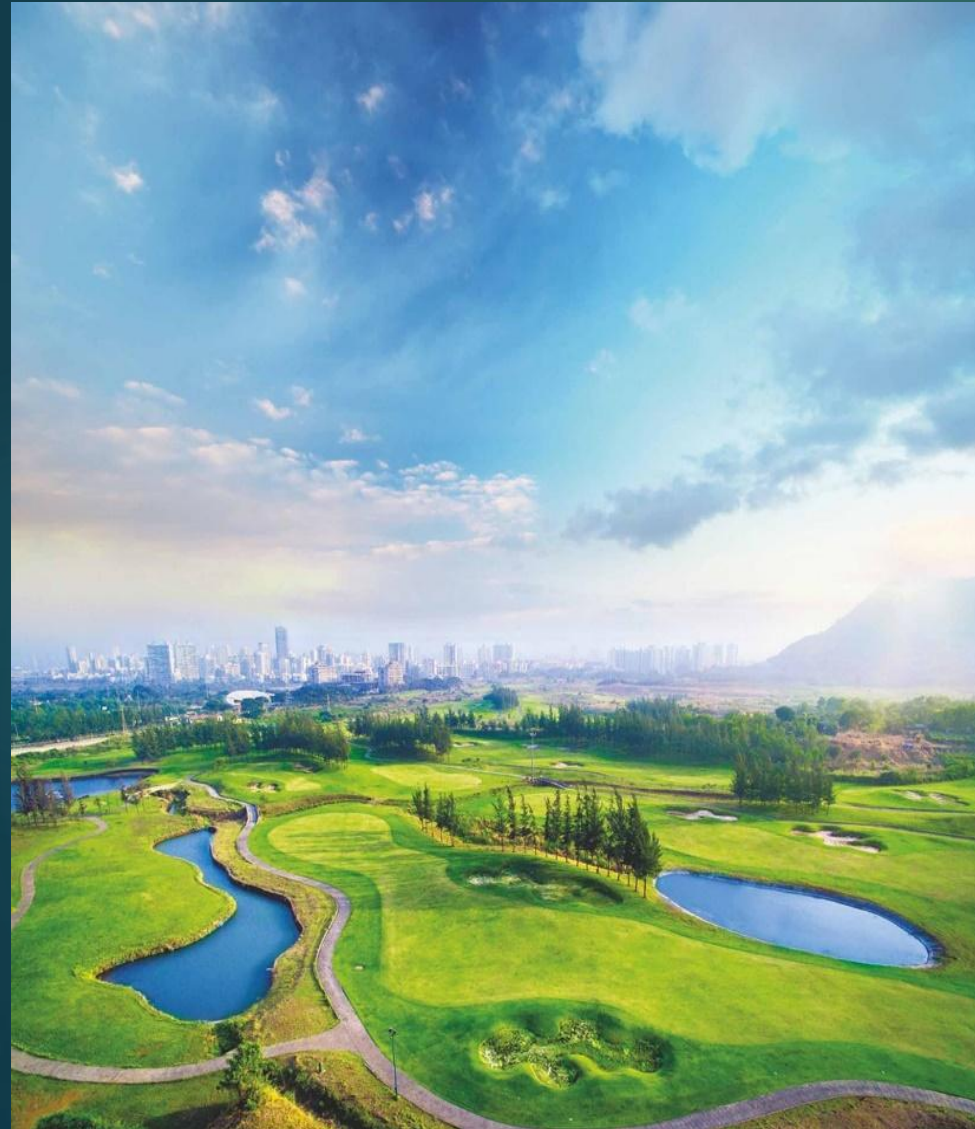
Commercial Hub similar to Bandra Kurila Complex - spread over 155 ha. In Kharghar Node

Unique Value Proposition

Focused on **5 major business sectors** viz, Corporate Offices, Media & Entertainment , Innovation and R&D, Startups and High-end residential.

**Potential to create 3 Lakh Jobs**

# Kharghar Valley Golf Course



**Kharghar Valley Golf Course** - a medium that will boost the country's tourism by serving as a venue for prestigious competitive events on national and international golfing calendar

**Golf and Country Club, an 18 - hole international standard golf course of par 72 and 7,137 yards, built on 103 hectares.**

## **Unique Value Proposition**

Club House along with a Detention Pond for flood control

Residential Stock including high end luxurious villas

Five star hotel, high end residential apartments/bungalows.

Golf Academy: International standards signature Golf Course with a Country Club

# Centre of Excellence Kharghar



World Class Football Pitches

**Centre of Excellence (COE) - ambitious state-of-the-art sports facility envisaged and being developed by CIDCO, in Kharghar, Navi Mumbai.**

Project Scope	Phase - 1 : 04 (Four) Nos of World Class football pitches out of which 1 Pitch is FIFA Certified (Completed) Phase -2 :- Club House (Proposed) Phase - 3:- Construction of Stadium (Proposed)
Unique Value Proposition	Viewer Gallery Capacity of 4500 nos. Member-exclusive club house Rugby ground, Gymnasium, Space for indoor sports and entertainment events.

# Navi Mumbai Aerocity



## Leveraging the proximity of NMIA and MTHL

Project Scope

Spread over **270 Ha. Area**

Current Status

- Land Acquisition completed.
- Project is in Planning and Feasibility Stage

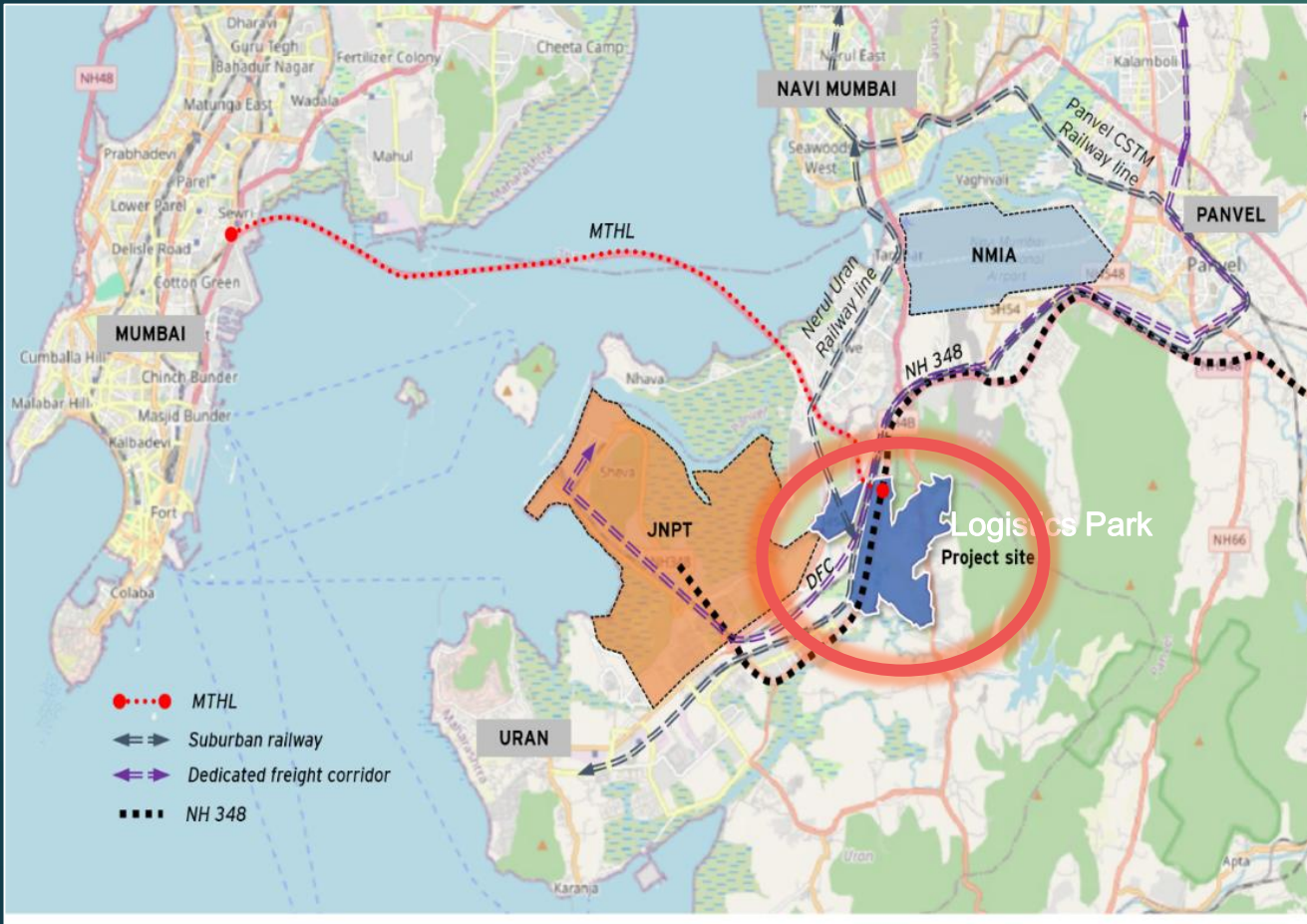
Unique Value Proposition

**High end Mixed use development**  
**Hospitality, Commercial, MICE , High Street Malls, Residential**

High degree of interconnectivity across public transport modes (metro, local trains, buses, etc)

2.5 Lac employment generation

# Integrated Logistics Park



Integrated Logistics Park (ILP) at Chirle - Belondekhar near Dronagiri node of Navi Mumbai  
In line with guidelines of Maharashtra Logistics policy

Unique Value Proposition

Close proximity to NMIA & JNPA

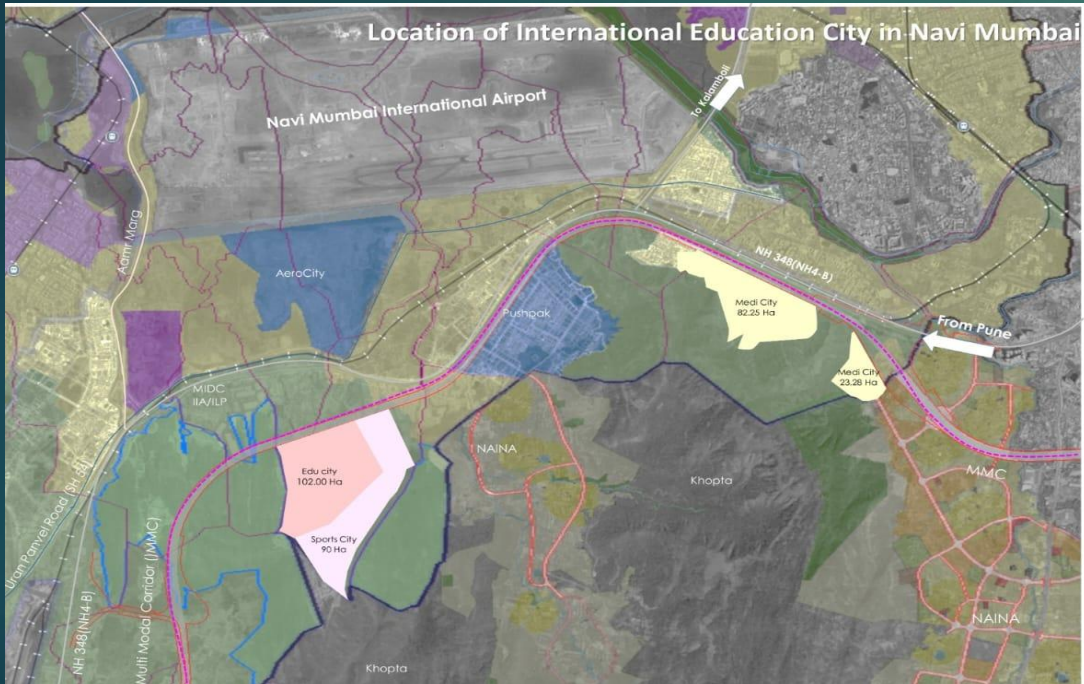
Container Freight stations

Freight Village

Grade A Warehousing

Cold chain facilities

Light manufacturing



## Center Of Excellence in close proximity of airport (Educity, Medicity)

Plans establishment of Centres of Excellence at selected locations in Navi Mumbai for Institutions, Medical and Health facilities, Sports Complexes of International Standards

Area	102 Ha. (Educity) 105.5 Ha. (Medicity)
Unique Value Proposition	Edu City, Medi City is being designed and developed for proposed World Class Universities in India  Sports City for International level sports activities

# NAINA

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA

**Vision** - a sustainable, smart-city hub for international trade, IT & education, leveraging the new airport NMIA and dedicated multimodal transport corridors

CIDCO appointed as Special Planning Authority (SPA)

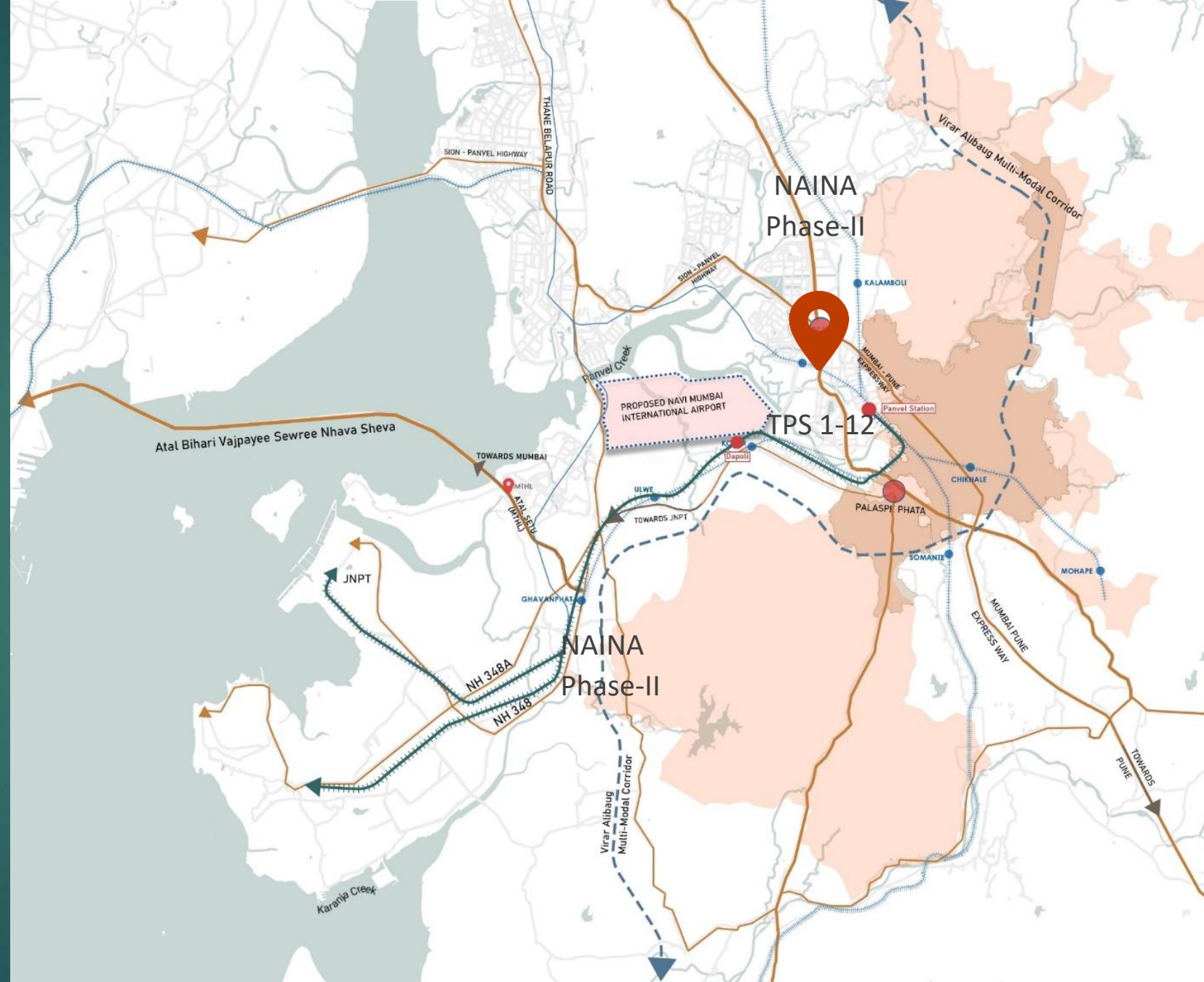
**Land Pooling & Town Planning Schemes instead of Land acquisition**

Total Area of NAINA: 225 Sq.Km

Total No. of Villages: 94

NAINA TPS 1-12: 41.95 Sq.Km

No. of Villages: 46



# Challenges faced

Land acquisition

Rehabilitation & Resettlement

Environmental Clearances

Forest Clearance

Utility Shifting

Huge funding requirements

## CTS 2041 Highlights :

**Investment requirement** on MMR transport infrastructure - INR 5.90 lakh crores @ 2020-21 prices for the horizon year of 2041 ie about INR 25,000 crore per annum

**Need to focus** on Institutional arrangements & amendments in MRTD Act for enhancing Development Charges & targeted revenues through Land monetization additional cess, commercialization of terminals etc.

# Lessons learned

Seamless Connectivity is key to development

Political will is key to sustenance of major projects

Innovative funding models to be explored

PPP projects reduce the burden on State resources – however it needs to be structured in a manner which is beneficial to Government as well as Private partners

An independent Authority under the State Government for each major Urban Development Project – promotes independent thinking & sustained efforts leading to successful completion of complicated projects

# A few Suggestions for Kerala's economic development plan

- Preparation of Economic Master Plan
- Leveraging the well developed **Kochi & Thiruvanthapuram International Airports** to create **Aerocities**
- Economic Port based SEZs and Logistics Parks, Economic Zones near **Vizhinjam Port**
- **Multimodal connectivity** for building an integrated system for logistics and connectivity across road, rail, and waterways to drive employment
- **Explore innovative funding mechanisms** and raising capital through value added land disposal, additional Development Charges or development cess etc
- **The Foundation of Growth: Robust physical and digital infrastructure essential for attracting investment, reducing business costs, and improving efficiency**

THANK YOU