

India's airport story is ushering real estate market, here's what experts say

India's next wave of mega airports is triggering a real estate gold rush, transforming peripheral regions into high-growth investment corridors. With Noida International Airport to be inaugurated, Navi Mumbai International Airport already operational, and MOPA airport already inaugurated, the land and property markets around these hubs are witnessing unprecedented activity. Improved connectivity, infrastructure upgrades, and accelerated urban development are driving residential, commercial, and industrial demand, attracting investors, end-users, NRIs, and institutional players seeking long-term capital appreciation. Property values near these airports are rising sharply, signalling a structural shift from speculative buying to sustainable, fundamentals-driven

real estate growth across NCR, MMR, and Goa. Jawar Airport Sparks Real Estate Boom Jawar International Airport has transformed Noida, Greater Noida, and the Yamuna Expressway into a high-growth real estate hub. Investors are joining the frenzy, attracted by the potential for superior returns since properties near airports typically appreciate faster due to accelerated infrastructure development and improved connectivity, supported by Metro, UER-2, and Yamuna Expressway, which has fueled demand for residential plots, apartments, and integrated townships. Between 2020 and 2025, apartment prices along the Yamuna Expressway surged 158 per cent, from Rs 3,950 to Rs 10,200 per sq. ft, while plot values skyrocketed 536 per cent, from Rs 1,650 to Rs

10,500 per sq. ft., as per InvestXpert Advisors report - Real X Stat. This remarkable growth underscores the confidence of investors with a long-term horizon and a moderate-to-high risk appetite. However, the corridor is also seeing growth in commercial, industrial, and logistics projects, positioning it as a strategic aviation and business hub. With the airport nearing inauguration, the region offers unmatched long-term investment potential and robust capital appreciation. Vishal Raheja, Founder & MD, InvestoXpert Advisors, said Jawar Airport has transformed the Yamuna Expressway corridor, with plot prices jumping 6X and apartment rates up 2.5X in 5 years ahead of the launch of Noida International Airport. Jawar is connected by expressways, logistics

corridors, and transit systems that improve travel efficiency.

The development of industrial corridors, logistics hubs, and planned urban townships is reshaping the NCR real estate landscape. Certain micro-markets, such as Greater Noida sectors Chi-3, Chi-4, Sector 27, Chi Phi, and Sector 22D, have experienced exceptional appreciation, with land in Chi-3 rising more than tenfold, highlighting the extraordinary growth opportunities emerging in Jawar's orbit. Navi Mumbai Airport Fuels Property Upswing The launch of the Navi Mumbai International Airport (NMIA) has become a powerful catalyst for real estate growth across Navi Mumbai, transforming micro-markets into some of India's hottest property corridors. According to ANAROCK Research, Average residential rates in Navi Mumbai climbed from approximately Rs 9,981 per sq ft in Q3 2023 to Rs 14,299 per sq ft by Q3 2025, marking a 43.26 per cent increase over two years, whereas the demand surged with a 6.4 per cent quarter-on-quarter rise, even as supply tightened by about 10.7 per cent.

Ashish Narain Agarwal, Founder & MD, PropertyPistol said NMIA is driving transit-led real estate growth in Ulwe, Panvel, Dronagiri, and Taloja, with residential prices rising 30-40 per cent in 3-4 years, outpacing MMR. Demand is shifting toward plotted and mid-density housing, supported by end-users, investors and airport-led commercial development. In airport-adjacent regions like Panvel, apartment prices have grown by around 74 per cent from FY2020-21 to FY2024-25, with plotted land values also jumping 93 per cent on average, illustrating the strong investor interest ahead of NMIA's full operation. While Property price fore-

casts remain bullish. We believe a further appreciation of 10-15 per cent after the airport opens, with Panvel/New Panvel rates potentially rising from Rs 6,500 - Rs 10,500 per sq ft to Rs 12,500 - Rs 15,000 per sq ft.

MOPA Airport Transforms North Goa Realty The Manohar International Airport (MOPA) has transformed North Goa into a high-growth real estate corridor, driven by strategic connectivity and infrastructure upgrades, whereas the property values near MOPA have risen sharply, driven by demand for luxury villas and land-led developments alongside hospitality and commercial growth. Over the past two years, luxury housing demand in Goa has increased by 39.69 per cent, led by HNIs, NRIs, and lifestyle investors.

As per recent Magicbrick's report, North Goa's residential prices jumped from Rs 8,954 per sq. ft in JAS 2023 to Rs 15,805 per sq. ft in JAS 2025, registering a striking 76.51 per cent growth in just 24 months.



Your day today

By Dr C.V.B. Subrahmanyam

Aries: New contacts at the professional front would bring lucrative opportunities. A very demanding approach can create tensions in your love life.

Taurus: A favourable time to start new projects and a happy day of wooing and courtship. Guard against being overly dominating when putting across your views at home.

Gemini: Cultivate a harmonious nature to kill your hatred because it is more powerful than love and deadly affects your body. Romantic influence is strong.

Cancer: The romantic life is becoming interesting. You are observing your love life, as it is blowing hot and cold. Act immediately as tomorrow may be very late.

Leo: You desperately need some activity to keep fit. Festive atmosphere all round keeps everyone in high spirits. On your part develop a harmonious relationship with all and win your opponents by love.

Virgo: Visit those who are less fortunate than yourself and help them with their personal problems. Loved ones will be hard to get along with. Group events will be far too expensive for you to organize.



India will become a major player in entire electronics stack: Vaishnaw

Union Electronics and IT Minister Ashwini Vaishnaw on Monday said that 'Bharat' will become a major player in entire electronics stack — design, manufacturing, operating system, applications, materials and equipment. In an X post, the minister said that in a major milestone for Prime Minister Narendra Modi's 'Make in India' and 'our quest to become a producer economy, Apple ships

\$50 billion worth mobile phones in 2025". "Electronics production has increased six times in last 11 years. And electronics exports have grown 8 times under PM Modi's focused leadership. This progress has propelled electronics products among the top three exported items," Vaishnaw noted. He further stated that adding to the ecosystem, 46 component manufacturing projects, laptop, server, and wearable manufacturers are making electronics manufac-

uring as a major driver of manufacturing economy. "Four semiconductor plants will start commercial production this year. Total jobs in electronics manufacturing are now 25 lakh with many factories employing more than 5,000 employees in a single location. Some plants are employing as many as 40,000 employees in a single location," the minister informed, adding that "this is just the beginning". Last week, the industry welcomed the approval of 22 new proposals

under the third tranche of the Electronics Components Manufacturing Scheme (ECMS) by the government, saying that it marks a decisive inflection point in India's journey towards deep manufacturing and the creation of globally competitive Indian champions in electronics components. With this, the total number of ECMS-approved projects rises to 46, taking cumulative approved investments to over Rs 54,500 crore. Earlier tranches saw seven proj-

ects worth Rs 5,532 crore approved on October 22 and 17 projects amounting to Rs 7,172 crore on November 17. The rapid scale-up across tranches underscores the strong industry response and the growing confidence in

India's components manufacturing vision. According to IT Ministry, the 22 projects approved in the third tranche are expected to generate production worth Rs 2,58,152 crore and create 33,791 direct jobs.

Oil prices fall back after US capture of Venezuelan leader Maduro

Oil prices fell back Monday while the prices of precious metals surged as markets reacted calmly to the US capture of Venezuelan President Nicolas Maduro in a weekend raid. Asian shares rallied on heavy buying of tech-related stocks after modest gains on Friday on Wall Street. The future for the S&P 500 was up 0.2 per cent while that for the Dow Jones Industrial Average was virtually unchanged. In early European trading, Germany's DAX was up 0.8 per cent at 24,728.94, while the CAC 40 in Paris picked up 0.3 per cent to 8,216.98. Britain's FTSE 100 edged 0.2 per cent higher, to 9,968.71. "While the capture of Venezuelan president Maduro by American forces has dominated headlines, financial markets seem unperturbed," Thomas Mathews of Capital Economics said in a report. "We agree with the implicit view that the

near-term economic and financial implications are minor." Shortly after trading began on Monday, the US benchmark crude oil rose slightly. But it later traded 36 cents lower at USD 56.96 per barrel. Brent crude, the international standard, gave up 34 cents to USD 60.41 per barrel. After years of neglect and international sanctions, Venezuela's oil industry is in disrepair. It could take years and major investments before production can increase dramatically. But some analysts expect its current output of about 1.1 million barrels a day could double or triple fairly quickly. With oil levels already plentiful, crude already was trading near its lowest level in about six months. In any case, the US move rippled through financial markets as traders manoeuvred to account for the uncertainty brought on by President Donald Trump's unusual military operation and his insistence that the US will be running Venezuela following Maduro's ouster.

The price of gold rose 2.7 per cent and silver jumped 6.6 per cent. Such assets are often considered safe havens in times of geopolitical turmoil. "Investors are happy to own risk, but they want insurance in the drawer. This is confidence with a hedge, not euphoria," Stephen Innes of SPI Asset Management said in a commentary. Share prices in Asia shot sharply higher. In Tokyo, the Nikkei 225 jumped 3 per cent to 51,832.80, its highest close since it hit a record of 52,411.34 on Oct. 31. The index closed at a year-end high for 2023 and only resumed trading on Monday.

The largest part of the US economy, along with consumer sentiment. Government reports on the job market will also be released. The hope is they'll help paint a clearer picture of how various parts of the US economy closed out 2023 and where it might be headed in 2024. On Friday, US stocks eked out small gains to kick off the new year. The S&P 500 rose 0.2 per cent, and the Dow rose 0.7 per cent. The Nasdaq composite fell less than 0.1 per cent, weighed down by a 2.2 per cent loss for Microsoft and a 2.6 per cent decline for Tesla, after it reported falling sales for a second year in a row.

NVIDIA, Microsoft and Tesla are among the most valuable companies in the world, and their outsized valuations give them more influence on the stock market's direction. That includes sometimes pushing the market up and down from hour to hour.

Trai imposes penalty worth Rs 150 cr on telecom operators for failure to curb spam calls, messages

The telecom regulator Trai has imposed a penalty of Rs 150 crore on telecom operators for their failure to curb spam calls and messages, according to an official source. The Rs 150 crore penalty imposed for three years beginning 2020, however, has been challenged by telecom operators. "Financial disincentives of more than Rs 150 crore have been imposed on the telecom service providers for wrong clo-

sure of customer complaints and not taking action on telecom connections of spammers in accordance with regulations," the source said. The Telecom Regulatory Authority of India (Trai) imposes penalties on telecom operators who fail to comply with regulations that impose financial disincentives. The regulations provide for a financial disincentive of up to Rs 50 lakh per month per licensed Service Area for a tele-

com operator. "It is important to note that the financial disincentives are imposed on TSPs (telecom service providers) not because someone has sent through their network, but because they fail to take appropriate action, in accordance with the Regulations, on the telecom resources of spammers. "While action on the consumer complaints is the key to controlling spam, during audit of

complaints, Trai has observed many cases of wrong closures of customer complaints by the TSPs," the source said. Trai has disconnected over 21 lakh spammers and blacklisted more than 1 lakh entities in the last year. About 18.8 lakh spammers' connections were disconnected, and more than 1,150 entities were blacklisted in September 2024, consequent to the direction issued by Trai on August 13, 2024.

Although the regulatory framework provides for taking action against unregistered senders by the telecom service providers, which ranges from suspension of connections to disconnection of all the connections for one year and complete blacklisting of the sender across all telecom service providers in the country, the trigger for action comes from customer complaints only, the source said.

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