



Date: 15th January 2026

To,
Manager,
BSE Limited
P.J. Towers, 1st Floor, Dalal Street,
Mumbai- 400 001

Scrip Code -516032

Subject: Outcome of Board Meeting – Approval for Development and Monetization of Company's Idle Land Asset situated at Shendri, Gadchinglaj

Dear Sir(s),

Pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform you that the Board of Directors of **Tahmar Enterprises Ltd** (BSE Scrip Code: **516032**, ISIN: **INE385D01029**) at its duly convened and held meeting on **Thursday, 15/01/2026** has, inter alia, considered, reviewed, and approved the proposal for development and monetization of the Company's land asset situated at **Shendri, Gadchinglaj**.

The Board took note of the fact that the aforesaid land parcel is **not located at, nor forms part of, the Company's existing manufacturing or operational facilities**, and is geographically distinct from the premises where the Company currently undertakes its business operations. The said land has remained **idle, unutilized, and non-revenue generating** for a prolonged period and is **not deployed in any manner for the Company's core business activities**.

The Board further noted that the Company has **received a detailed feasibility report** from external professional consultants, assessing the development potential, commercial viability, and monetization prospects of the said land asset. The feasibility report was placed before the Board and, after comprehensive evaluation and deliberations, the Board expressed its satisfaction with the findings and recommendations contained therein.

Accordingly, the feasibility report is being **attached herewith for reference and record**.

Based on the feasibility assessment and with a view to ensuring **optimal utilization of assets, unlocking intrinsic value, and enhancing long-term shareholder value**, the Board has approved the strategic decision to **develop and monetize the land asset**. The proposed monetization may be undertaken through appropriate mechanisms including, but not limited to, **development, redevelopment, leasing, joint development arrangements, collaboration models, or other commercially prudent structures**, subject to applicable statutory, regulatory, and contractual approvals.

FACTORY ADDRESS

SURVEY NO.990(1),
BERAWADI, TALUKA GADHINGLAJ,
416502

www.tahmar.in

TAHMAR ENTERPRISES LIMITED

CIN: L15100PN1991PLC231042

REGISTERED OFFICE

Survey No.990(1), Berdewadi, Bhadgaon,
Taluka Gadchinglaj, Kolhapur416502.





TAHMAR



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The Board is of the considered opinion that the proposed development and monetization initiative will:

- Transform a dormant and non-performing asset into a revenue-generating resource
- Improve capital efficiency and strengthen the Company's financial position
- Support sustainable value creation without impacting existing operations
- Align asset utilization with the Company's long-term strategic and financial objectives

The Board has further authorized the Managing Director / Authorized Signatory to undertake all necessary actions to give effect to this decision, including appointment of consultants, developers, legal and technical advisors, finalization of development models, negotiation and execution of agreements, and completion of all procedural, legal, and regulatory compliances, as may be required from time to time.

The Company shall make further disclosures as mandated under applicable SEBI Regulations upon the occurrence of any material developments in connection with the proposed monetization.

The meeting of the Board of Directors commenced at **10:00AM** and concluded at **11:30AM**. This disclosure is being submitted for your information and record.

Thanking you.

For Tahmar Enterprises Ltd

Alkesh Patidar Equity Intermediary License No. EIL/IN/1991/PLC/231042
Date of Issue: 10/01/2019
Valid Till: 09/01/2024

Alkesh Patidar
Company Secretary

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REGISTERED OFFICE
Survey No.990(1), Berdwadi, Bhadgaon,
Taluka Gadchinglaj, Kolhapur416502.



Feasibility Study

A Site in Gadhwaj, Maharashtra

PLANMAX®
research • analysis • synthesis



About Planmax

About Us



Planmax is a team of experts that has developed its expertise in various research & analysis projects, strategic consultancy & advisory services, branding, master-planning and financial projects. It's a platform where one gets integrated solutions under one umbrella.

Driven by the virtues of Innovation and Integrity the company is committed to deliver the best possible solutions through its systematic approach and methodology.

Project Portfolio

Trade Area Assessment

Client – Inorbit Malls Pvt Ltd. at Bangalore

Consumer Psychographic Analysis

Client – Inorbit Malls Pvt Ltd. at Pune

Feasibility for a 5 Star Hotel

Client – Bhosale Developers at Satara

Catchment & Trade area assessment

Client – Marvella Mall, Surat

Demographic & Residential profiling

Client – Marvella Mall, Surat

Business Viability Study – Affordable Housing

Client – Narang Civilization, Mumbai

Business Viability Study – Serviced Apartments

Client – Private Equity Investor Group, Mumbai

Master Planning – Educational Campus

Client – Neotech Education Foundation, Vadodara

Feasibility Study – Cold Chain & Warehousing

Client – Private Equity Investor Group, Mumbai

Best Land use Study

Client – Mr.Dangat Patil, Pune.

Private Equity Funding Initiative

Client – Neotech Education Foundation, Vadodara

Feasibility Study – Spa & Resort

Client – Kalpvriksha Hospitality Pvt Ltd., Vadodara

Master Planning – Resort

Client – Kalpvriksha Hospitality Pvt Ltd., Vadodara

Brand Building & Strategic Planning

Client- Kadwa Goda Sugar Factory, Nashik

Value System



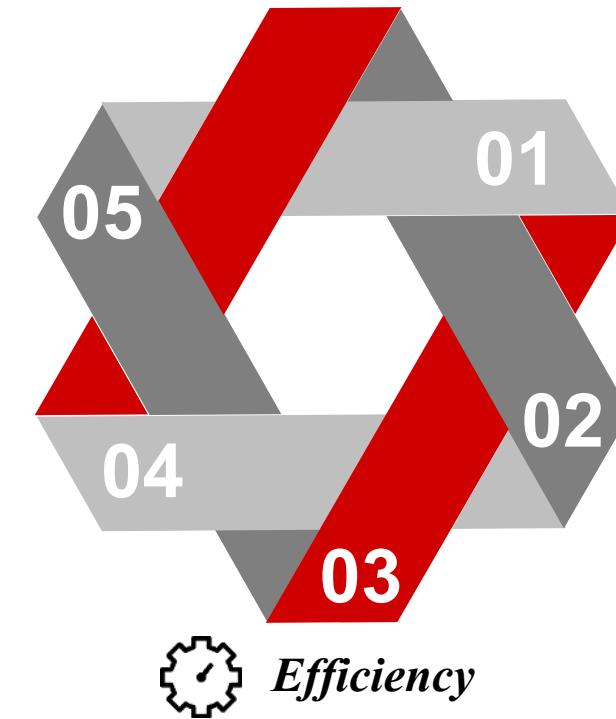
Respect



Integrity



Planmax Values



Innovation



Excellence





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The report and analysis does not purport to represent a formal valuation of any land or property interest and must not be construed as such. Such analysis including forward looking statements are opinions and estimates only and are based on a wide range of variables which may not be capable of being determined with accuracy. Variation in any one of these variables can have a material impact on the analysis and we draw your attention to this.

It should be noted that the estimation of future sales prices, rental levels, development and investment returns, and development viability is a very problematic exercise which at best should be regarded as an indicative assessment of possibilities rather than absolute values. The process of making forward projections for such key elements involves assumptions which are acutely sensitive to changing conditions, variations in any one of which factors may significantly effect the viability of a project and we draw your attention to this factor.

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EFFECT OF GLOBAL AND LOCAL ECONOMIC CONDITIONS

The continued turmoil and instability in the financial markets is continuing to cause volatility and uncertainty in the world's capital markets and real estate markets. In these circumstances the assessment or feasibility may be affected by rapidly changing global and local economic market conditions, socio-economic changes, political conditions and other risks. Property markets in Mumbai may be significantly impacted by factors including, but not limited to, slowing or volatile economic growth, a tightening of credit availability, inflationary and currency pressures, volatility in the commodities, equity and capital markets, reduced demand and uncertain supply levels, the effects of which are difficult to predict with accuracy. Such uncertainty coupled with an inherent lack of transparency in local property markets may result in our assessment being subject to a greater margin of uncertainty than would be the case in more transparent and stable market conditions. This may need to be factored into any decisions relating to the report's findings and we recommend that the assessment or feasibility study is regularly updated to reflect changing market conditions.

The attention of the reader is drawn to the following parameters that might result in a material deviation from the findings set out in the report:

Planmax does not accept any liability for any changes in the market conditions which may have occurred in the time elapsed between the rendering of the report and the use of it. Nor can Planmax accept any liability for discrepancies between our assumptions, which lie at the basis of the report, and actual market conditions which are not available to any qualified real estate consultant as a result of the market's inherent limited transparency.

Abbreviation

<i>Sr. No</i>	<i>Abbreviation</i>	<i>Full Form</i>
1	<i>CDP</i>	<i>City Development Report</i>
2	<i>ARR</i>	<i>Accounting Rate of Return</i>
3	<i>Sq.ft.</i>	<i>Square feet</i>
4	<i>Sq.m.</i>	<i>Square meter</i>
5	<i>BUA</i>	<i>Built Up Area</i>
6	<i>CAGR</i>	<i>Compound Annual Growth Rate</i>
7	<i>MIDC</i>	<i>Maharashtra Industrial Development Corporation</i>



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1. Introduction

- 1.1 Project Details*
- 1.2 Scope of work*
- 1.3 Methodology*



1.1 Project Details



Project Objective:

The objective of this Project is to identify and propose the Highest and Best Use of the subject property in order to create a feasible development.



Client:



Project Location:

Gadhinglaj Near MIDC



Type of Study:

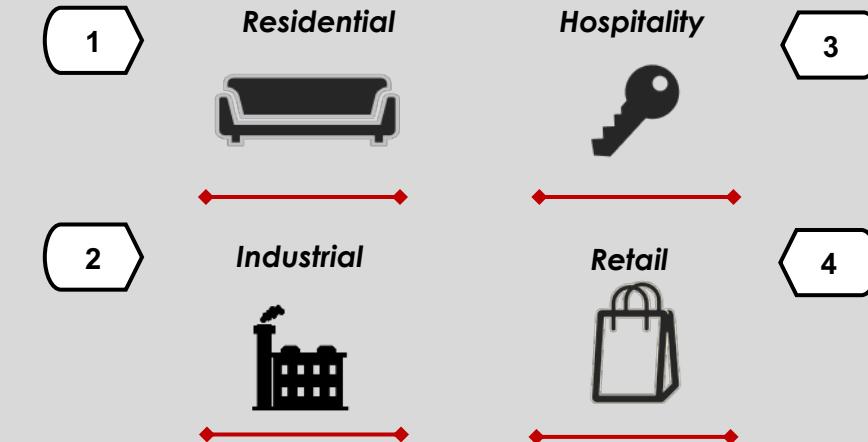
Highest and Best Use Study (Consulting Advisory)



1.2 Scope of Work



Core Real Estate Asset Classes Under Study:



1.3 Methodology



Desktop-based Research

- Websites of official sources & professional entities
- News articles and online news platforms
- Telephone interviews to verify data and obtain more detailed information



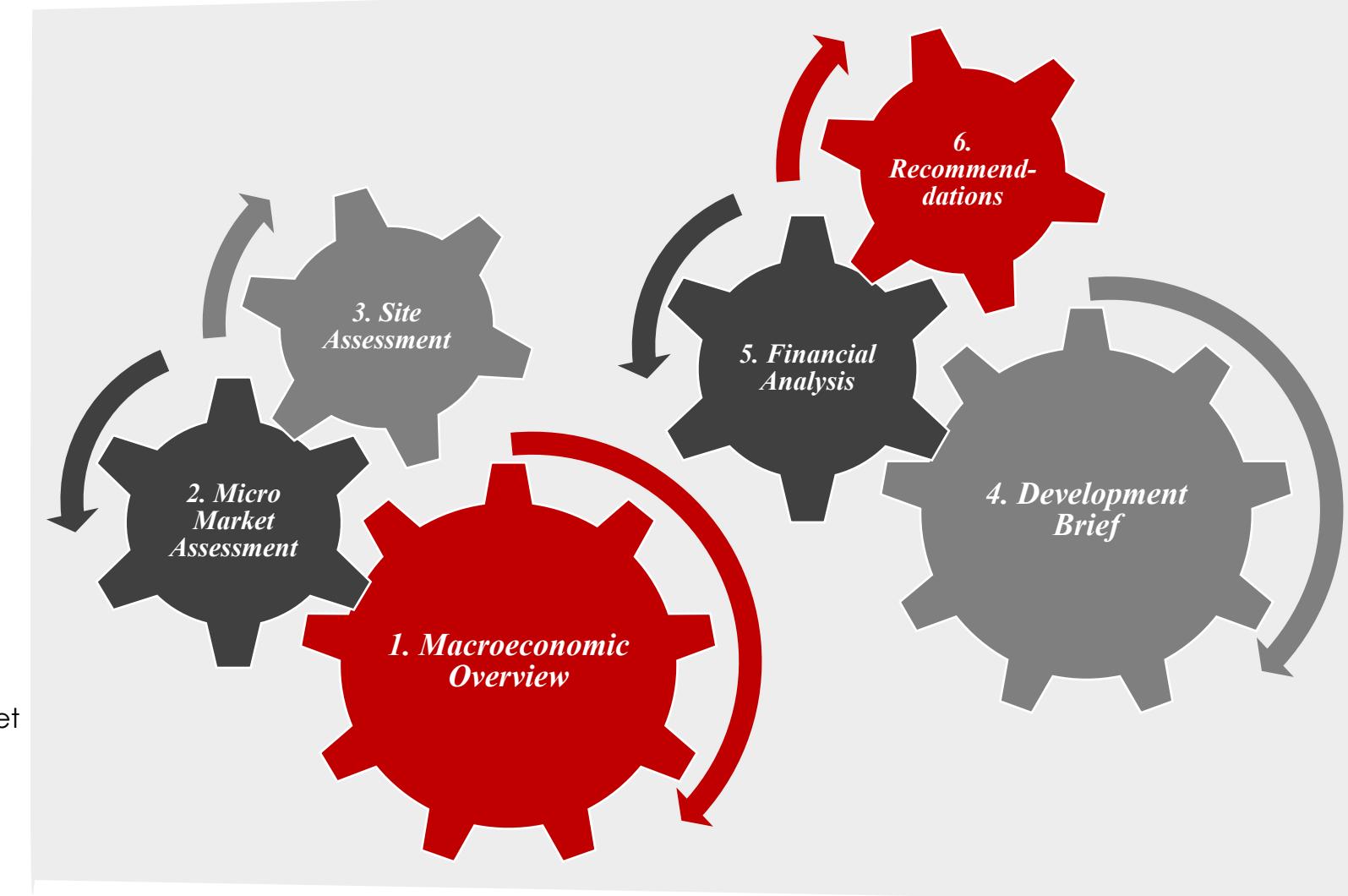
Primary Research

- On-the-ground research
- Physical surveys of buildings covering the core real estate asset classes
- Interviews with key governments stakeholders
- Interviews with real estate professionals such as developers, contractors, operators and agents



Planmax Market Expertise

- Planmax extensive knowledge of the real estate market
- Planmax internal database



The background of the slide is a collage of three images. The top image shows a dense city skyline at sunset. The bottom-left image is a close-up of a city area with a white telescope icon overlaid. The bottom-right image shows a road bridge spanning a city landscape. The overall aesthetic is warm and golden.

2. Macroeconomics Overview

- 2.1 Macroeconomic Snapshot of India
- 2.2 PESTLE – Analysis of the Indian Real estate sector
- 2.3 Upcoming Infrastructure Projects



2.1 Macroeconomic Snapshot of India

Introduction

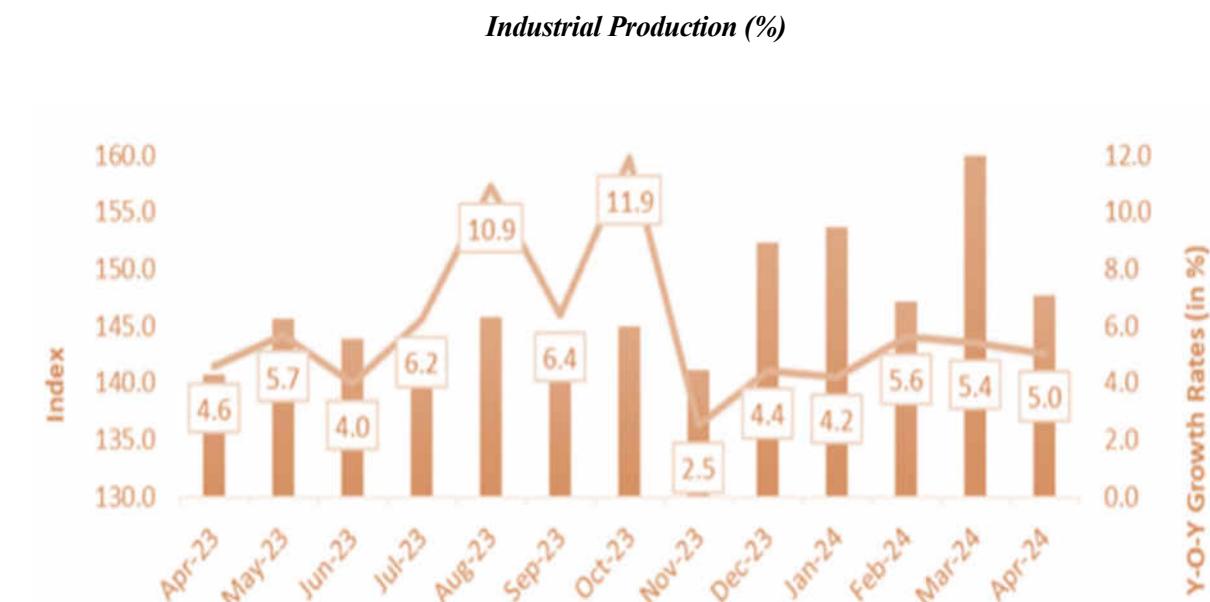
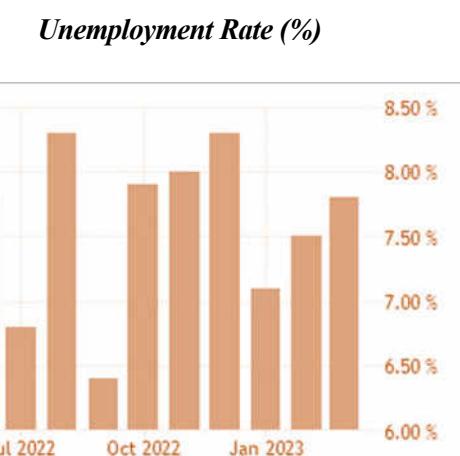
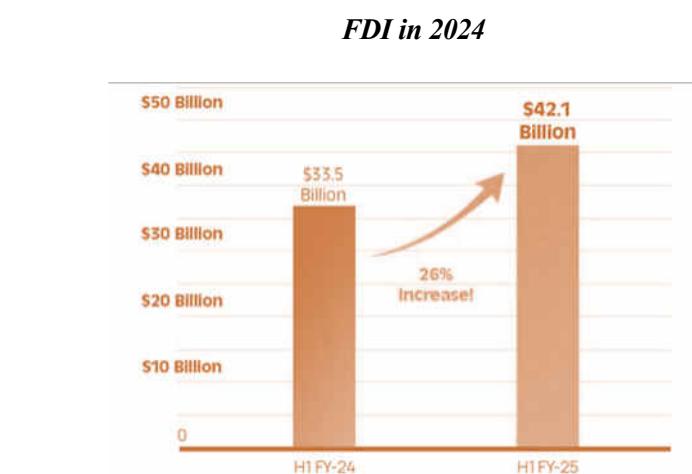
- Population (as of January 2024): India's population is estimated to be around 1.45 billion people (1,454,606,724 as of January 2024). India remains the most populous country in the world.

GDP (FY 2023-24 - First Revised Estimates):

- Nominal GDP** (at Current Prices): Estimated at ₹301.23 lakh crore.
- Real GDP** (at Constant Prices): Estimated at ₹176.51 lakh crore.
- Real GDP Growth Rate**: 9.2% for FY 2023-24. (This is a strong growth figure for the full fiscal year).
- Construction Sector's Contribution (FY 2023-24 - GVA at Current Prices): The construction sector's Gross Value Added (GVA) at current prices is estimated to be ₹2,383,877 crore (approx. ₹2.38 lakh crore). It contributed approximately 8.70% to the total GVA at current prices in FY 2023-24.



Key Indicators for the 2024 is over all % comparative the past year shows decline in growth pattern.





2.1 Macroeconomic Snapshot of India

▪ Introduction

- PM Modi announced a ₹20 lakh crore economic package (10% of then-GDP) to foster self-reliance and aid COVID-affected citizens. Since then, India has shifted to sustained structural reforms, notably in the Union Budget 2024-25, which emphasizes "Next Generation Reforms" for economic growth and productivity, including a significant ₹11.11 lakh crore for infrastructure.

▪ Government Reforms

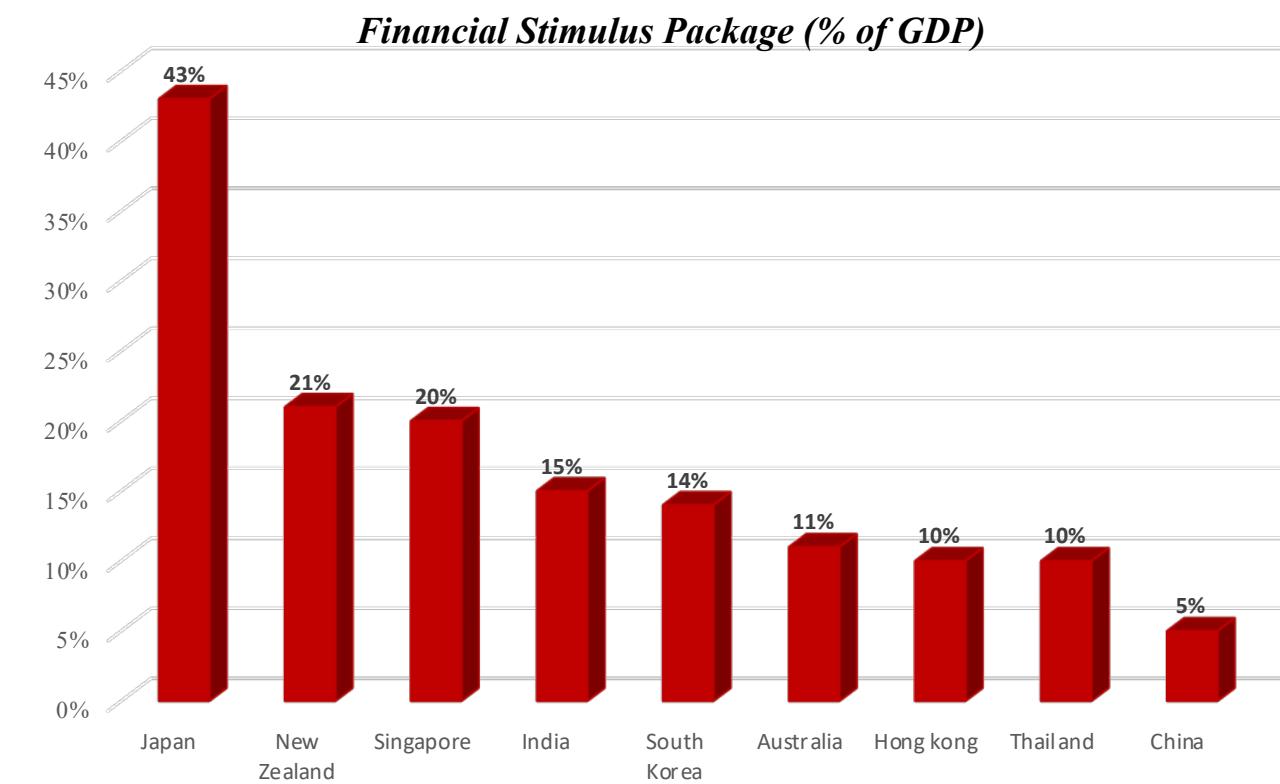
- The borrowing limits of state governments will be increased from **3% to 5%** of Gross State Domestic Product (**GSDP**) for the year 2020-21

▪ Measures for Business (Including MSMEs)

- The definition of **MSMEs** will be changed by amending the Micro, Small and Medium Enterprises Development Act, 2006. The turnover limit for Micro, Small and Medium enterprises will be **Rs 5 crore, Rs 50 crore, and Rs 100 crore**, respectively.
- Fund of Funds for MSMEs (SRI Fund): Self Reliant India (SRI) Fund (corpus ₹10,006 Cr) continues to provide equity funding. As of late 2024, over ₹2,701 Cr invested, aiding 115 MSMEs.
- A fund of funds with a corpus of **Rs 10,000 crore** will be set up for MSMEs. This will provide equity funding for **MSMEs** with growth potential and viability. Rs 50,000 crore is expected to be leveraged through this fund structure.
- A Special Liquidity Scheme was announced under which **Rs 30,000 crore** of investment will be made by the government in both primary and secondary market transactions in investment grade debt paper of Non-Banking Financial Companies (NBFCs)/Housing Finance Companies (HFCs)/Micro Finance Institutions (MFIs).

▪ Housing

- **The Credit Linked Subsidy Scheme** for Middle Income Group (annual income between Rs 6 lakh and Rs 18 lakh) will be extended by one year up to March 2021. The government has estimated that this will lead to an investment of over Rs 70,000 crore in the housing sector.



GST Tax Collection crossed 1 Lakh crore in November for the second straight month. It had risen 10% Y-o-Y basis last month as compared to October 2019. This is evident of economic recovery for India.



2.1 Macroeconomic Snapshot of India

- In India, the real estate sector is the **second-highest employment generator**, after the agriculture sector.
- India's real estate sector is expected to expand to **US\$ 5.8 trillion** by **2047**, contributing **15.5%** to the GDP from an existing share of **7.3%**
- Real estate sector in India is expected to reach **US\$ 1 trillion** by **2030**. By 2025, it will contribute **13%** to the country's GDP.
- Rapid urbanization bodes well for the sector. The number of Indians living in urban areas is expected to reach **542.7 million** by **2025** and **675.5 million** by **2035**.
- India's Global Real Estate Transparency Index ranking improved by three notches from 39 to 36 since the past eight years from 2014 until 2022 on the back of regulatory reforms, better market data and green initiatives, according to property consultant JLL.

Advantage India

1 INCREASING INVESTMENTS

- The Private Equity Investments in India's real estate sector, stood at US\$ 4.2 billion in 2023.
- The Indian real estate sector witnessed strong private equity (PE) investments of US\$ 1.92 billion in Q2 of 2023.

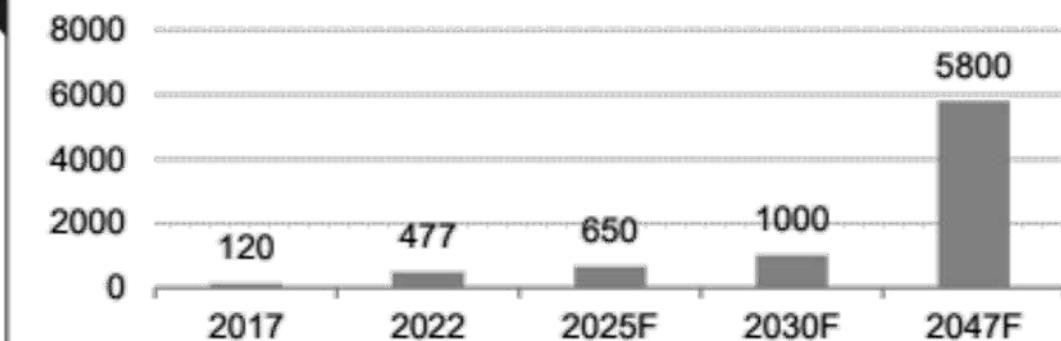
2 ROBUST DEMAND

- According to Savills India, real estate demand for data centers is expected to increase by 15-18 million sq. ft. by 2025.
- The sale of luxury homes in India increased by 130% in the first half of 2023 compared to the corresponding period of the previous year.

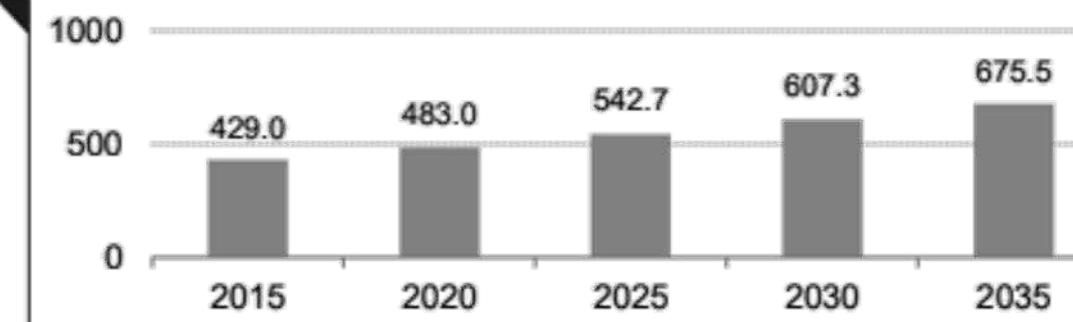
3 ATTRACTIVE OPPORTUNITIES

- Indian real estate developers operating in the country's major urban centers are poised to achieve a significant feat in 2023, with the completion of approximately 558,000 homes.
- As per ICRA estimates, Indian firms were expected to raise >Rs. 3.5 trillion (US\$ 48 billion) through infrastructure and real estate investment trusts in 2022, as compared with raised funds worth US\$ 29 billion to date.

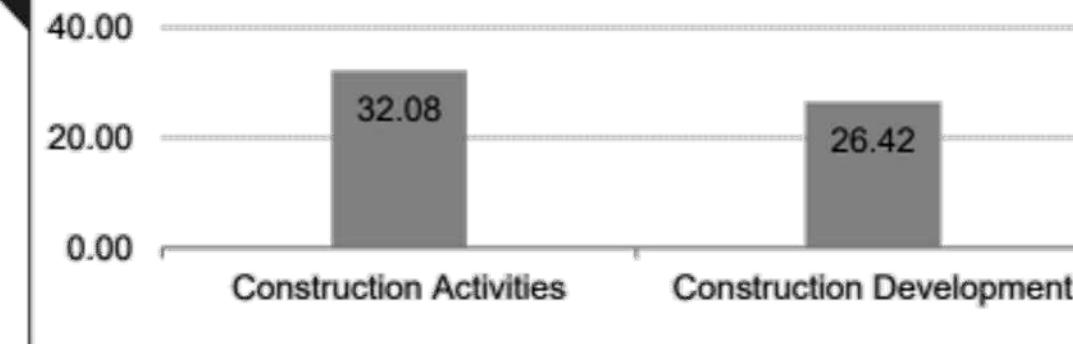
India's Real Estate Market (US\$ billion)



Urban Population in India (million)



Cumulative FDI inflow between April 2000-September 2023 (US\$ billion)



4 POLICY SUPPORT

- The Government has allowed FDI of up to 100% for townships and settlements development projects.
- In the Union Budget 2023-24, the Finance Ministry announced a commitment of Rs. 79,000 crore (US\$ 9.64 billion) for PM Awas Yojana, which represents a 66% increase compared to the last year.



2.1 Macroeconomic Snapshot of India

Advantage India



ROBUST DEMAND

According to Savills India, real estate demand for data centres is expected to increase by 15-18 million sq. ft. by 2025.

The demand for luxury homes in India, particularly those priced at Rs. 4 crore (US\$ 0.5 million) and above, saw a remarkable surge in 2024, with sales rising by 53% across seven major cities.

According to data from real estate consultancy firm CBRE, the total number of luxury housing units sold last year stood at 19,700.



ATTRACTIVE OPPORTUNITIES

The real estate sector shows promise with a projected 9.2% CAGR from 2023 to 2028. 2024 is expected to drive growth with urbanization, rental market expansion, and property price appreciation.

Private market investor, Blackstone, which has significantly invested in the Indian real estate sector (worth Rs. 3.8 lakh crore (US\$ 50 billion)), is seeking to invest an additional Rs. 1.7 lakh crore (US\$ 22 billion) by 2030.



ATTRACTIVE OPPORTUNITIES

Driven by increasing transparency and returns, there's a surge in private investment in the sector.

The Government has allowed FDI of up to 100% for townships and settlements development projects.

The Union Budget 2025-26 boosts homeowners with nil tax on two self-occupied properties (earlier one) and raises TDS threshold on rent from Rs. 2.4 lakh (US\$ 2,769) to Rs. 6 lakh (US\$ 6,924), driving property ownership demand.



INCREASING INVESTMENTS

The new framework for Small and Medium Real Estate Investment Trusts (SM REITs) has been praised by the realtors' association CREDAI, stating that it will enhance the flow of funds into the Indian real estate market.

Foreign investors pump around US\$ 3.1 billion yearly into Indian real estate, with a 37% YoY increase in the first half of 2024.



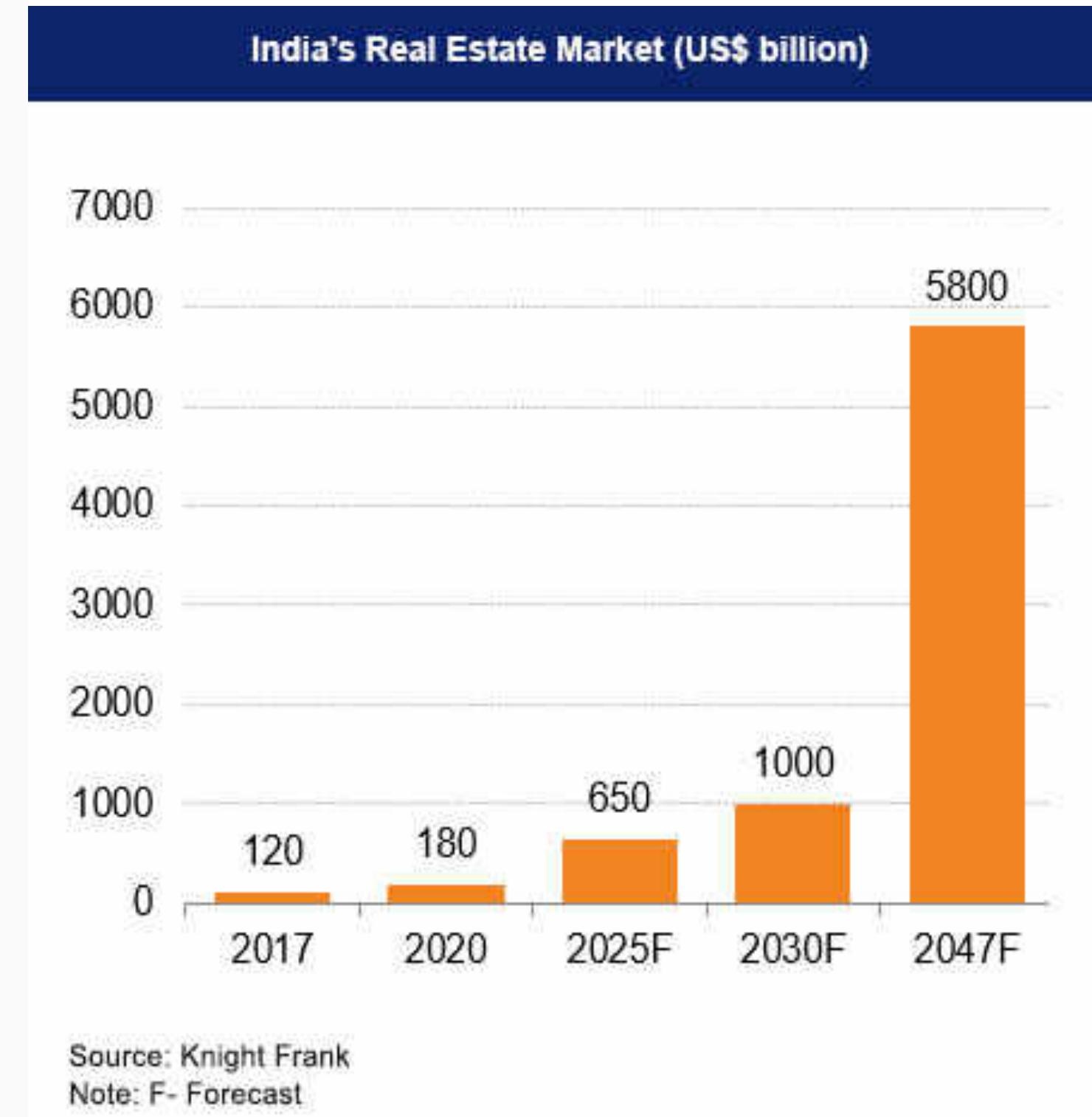
2.1 Residential sector Snapshot of India

2.2.1 Key drivers

- Rapid urbanization.
- Growth in population.
- Rise in the number of nuclear families.
- Easy availability of finance.
- Repatriation of NRIs and HNIs.
- Rise in disposable income

2.2.2. Notable trends

- Share of the top listed developers in the Indian residential market is expected to increase to 29% in FY24, from 25% in FY21, driven by a strong pipeline for residential project launch.
- The sale of luxury homes in India increased by 130% in the first half of 2023 compared to the corresponding period of the previous year. Between January-June 2023, 6,900 luxury homes costing Rs. 4 crore (US\$ 488,011.96) and above were sold, as opposed to 3,000 in 2022.
- In India's top eight cities, housing prices rose 7% year-over-year due to strong housing demand supported by persistent purchaser demand and steady borrowing rates.
- Sales in the luxury residential market scaled by 151% year-over-year (yo-y) in the quarter from January-March 2023.
- Indian real estate developers operating in the country's major urban centers are poised to achieve a significant feat in 2023, with the completion of approximately 558,000 homes.





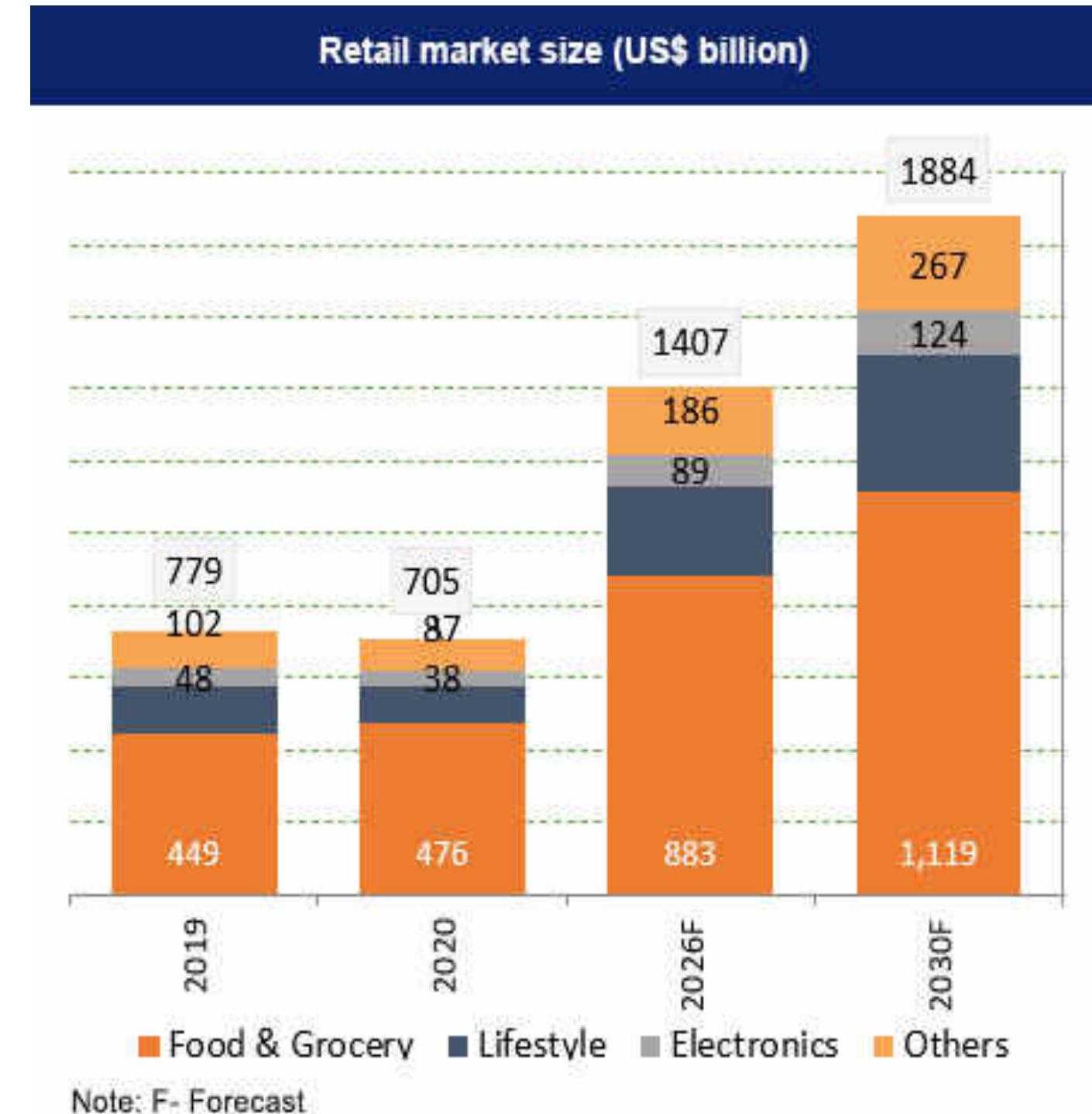
2.1 Retail sector Snapshot of India

2.4.1 Key drivers

- Booming consumerism in India.
- Organized retail sector is growing 25-30% annually.
- Entry of MNC retailers.
- India's population below 30 years of age and having exposure to global retail is expected to drive demand for organized retail.

2.4.2. Notable trends

- The retail space leasing's increased by almost 130% year-on-year in the January-March quarter of 2023.
- The National Capital Region (NCR), which includes Noida, Gurugram, and Delhi, has the largest 3.53 square feet. of space occupied by such malls.
- In September 2021, Amazon India signed a lease agreement with GMR Logistics Park for warehousing space of 10 lakh sq. ft. in Hyderabad for 20 years.
- In October 2021, Lulu Group launched its new shopping mall in Bengaluru and announced to complete two more properties in India in the next six months.





2.1 Hospitality sector Snapshot of India

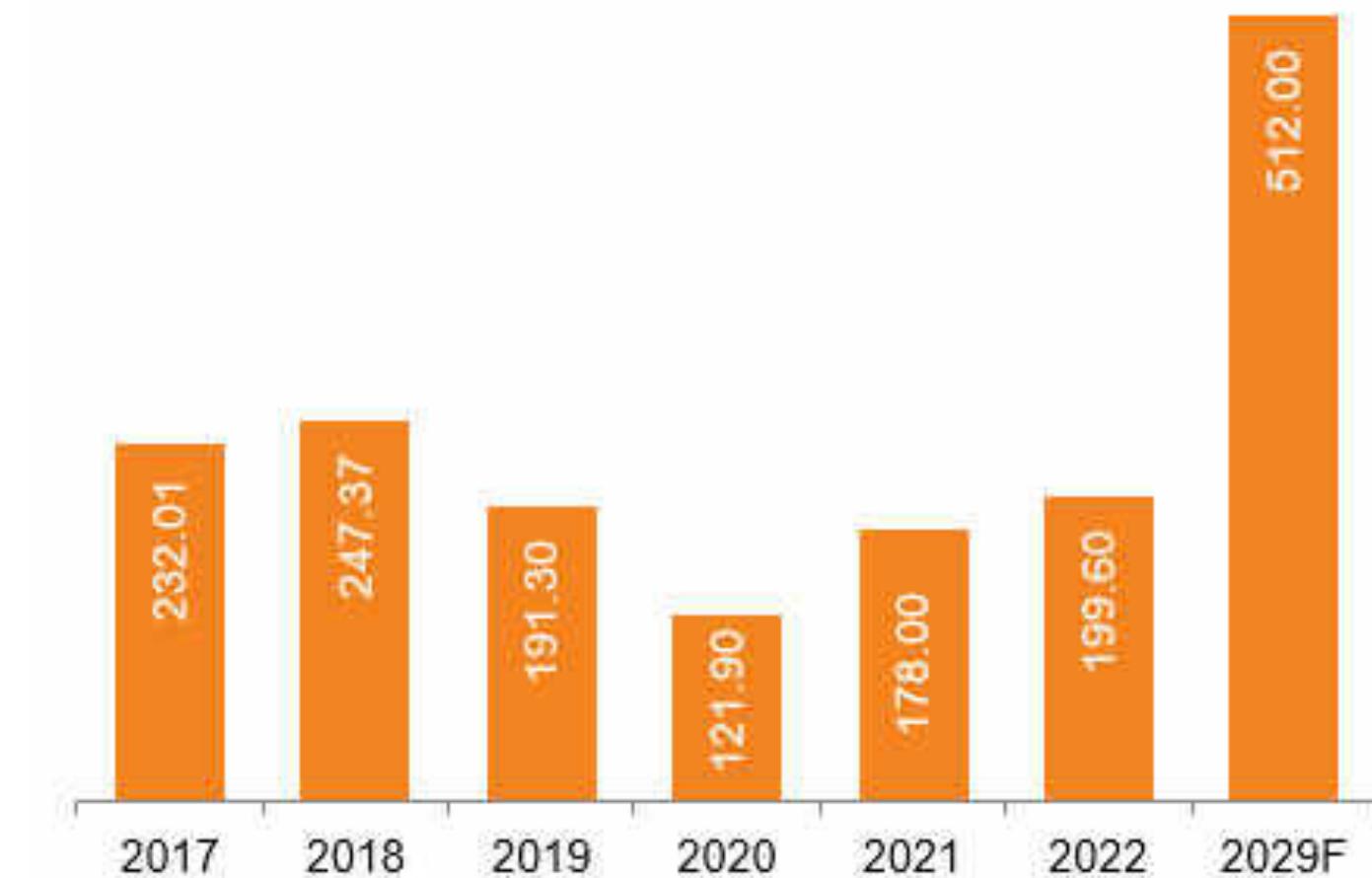
2.5.1 Key drivers

- A robust domestic tourism industry.
- The increasingly global nature of Indian businesses is boosting business travel.
- Tax incentives for hotels and higher Floor Space Index (FSI).

2.5.2. Notable trends

- Service apartments appear particularly attractive within the hospitality space.
- Government initiatives to promote tourism in tier II and tier III cities is generating significant demand for hotels in such cities, especially budget hotels.
- 12,000 hotel rooms are likely to be added in 2023 and the number of hotel rooms is expected to grow at an expected CAGR of 3.3% by 2025.

Total Contribution of Travel and Tourism to GDP (US\$ billion)



Source: World Travel & Tourism Council's (WTTC's) Economic Impact 2021



2.2 PESTLE – Analysis of Indian Real estates sector

Political

- Modi 2.0 with a clear mandate had set the tone for efficient decision making.
- Out of the 1.12 crore houses under PMAY scheme, 90 lakh have already been sanctioned.
- National housing bank has asked housing finance companies to stop providing loans under subvention scheme, wherein real estate developers pay home loan interest on behalf of home buyers till possession of flats. This has led to a decrease in demand.
- To address the liquidity crisis in the RE sector CREDAI has met with the finance minister and a relief package for the developers under turmoil is expected to be announced very soon.

Economic

- According to NSSO, the unemployment rate in India is at a four-decade high at 6.1%.
- NBFC crisis has led to a liquidity crunch in the market for both the developers and the home buyers.
- Finance minister announced a circa 5% decrease in corporate tax for existing companies which will boost the economic activities in the country by encouraging more investment.
- Government plans to recapitalise the banks with a amount of ₹1.4 lakh crore to create liquidity in the finance sector.
- Mega merger of the Public sector banks is being implemented which will leave the banks with more capital to lend to the businesses in the economy.

Sociological

- A research by Colliers has found that the Average age of an Indian home buyer has reduced from 50 to 30 and the average age of Indian population is 28 years which signifies the huge demand of residential units for the next 5 to 15 years.
- Slum dwellers are seeking an increased standard of living, especially in Tier 1 cities which has increased their coordination in Slum rehabilitation projects.

Technological

- 3D painting and BIM are transforming the construction sector with their accuracy and efficiency.
- Big data, AI and PropTech are changing the Construction sector of India.
- Customer segmentation and lead generation, Using Virtual reality instead of sample flats, automation in finance and Online property portals are all contributing to the Technology aspect of Real Estate.
- According to a report by KPMG and NAREDCO, 48% of developers in India are not using such technology because of lack of resources.

Legal

- Although it's been 3 years since RERA was implemented it's cascading effects are still visible in the sector
- Most of the unorganised developers have moved out of business due to stringent regulations of RERA
- Insolvency and bankruptcy code has been amended and now a customer who has booked a flat with a developer is treated as a financial creditor, which means in case of non delivery of flats, customer can file for Insolvency and bankruptcy of the developer.

Environmental

- Rainwater harvesting to be mandatory for houses on outskirts of Bangalore and all new buildings in Uttar Pradesh.



2.3 Upcoming Infrastructure Projects

01

Shaktipeeth Express Way



30-50 Kms away

02

Mahalaxmi Temple Development



60 Kms away

03

Kolhapur Airport Expansion



57 Kms away

05

Nhavyachiwadi



50 Kms away

06

Honey Village Program



60 Kms away

04

Industrial & Urban Expansion





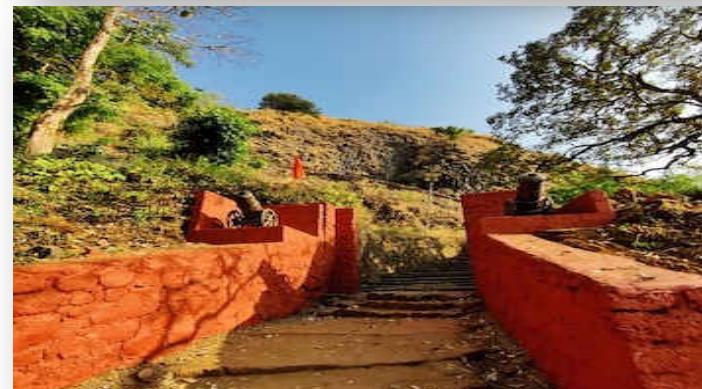
2.3 Upcoming Infrastructure Projects



Mahalaxmi Temple being one of the prominent Shaktipeeth of the region.



Expansion of **Kolhapur Airport** with mega city connectivity



Nhavyachiwadi having serene nature, heritage & adventure.



Madhache Gaav sells an average of ₹70 to ₹80 lakh worth of honey to tourists annually.

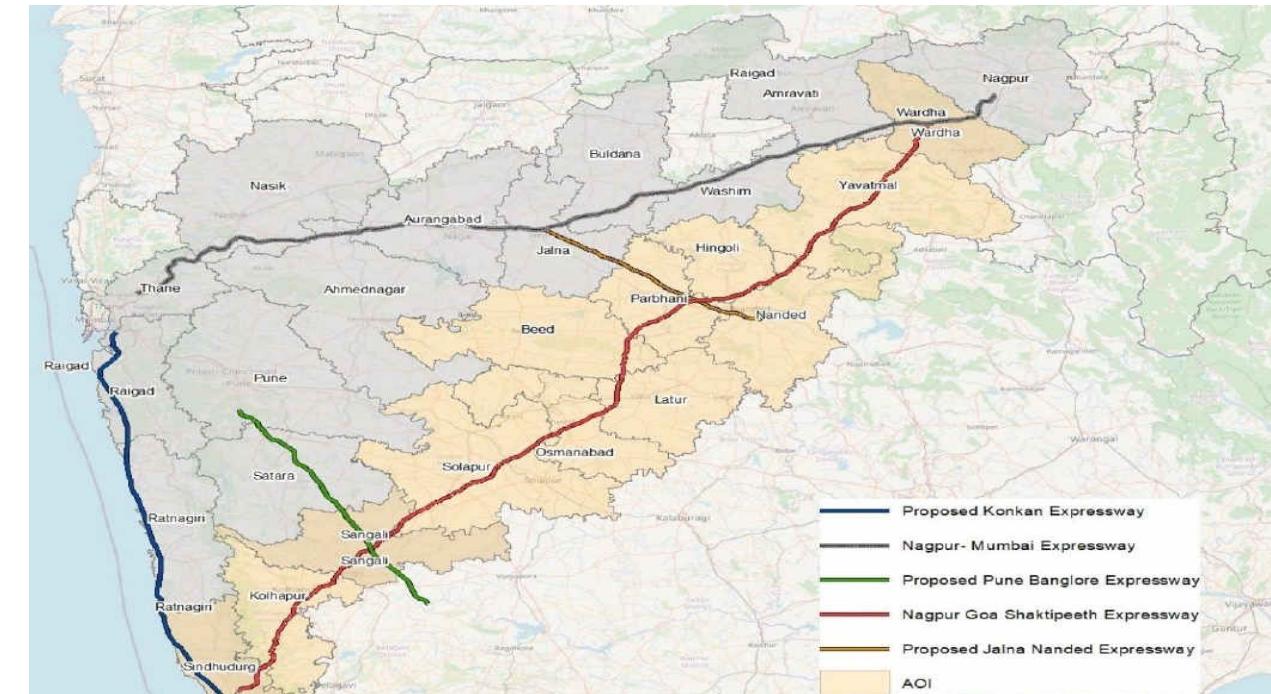




2.3 Upcoming Infrastructure Projects

2.5.1 Shaktipeeth Express Way

- **Shaktipeeth Expressway** Length - 802 km,
- **12 districts** of Maharashtra
- Travel time from 18–21 h to **about 8–10 h**.
- The "Kolhapur Shaktipeeth Mahamarg" refers to the **Nagpur-Goa Expressway**, specifically the section passing through Kolhapur district.
- This expressway is a **proposed six-lane, access-controlled route**.
- It's also known as the Maharashtra Shaktipeeth Expressway because it will **pass near three Shakti Peethas**: Mahalakshmi, Tuljabhavani, and Patradevi.
- Highway connecting **Pavna (Wardha, near Nagpur)** to **Patradevi (North Goa)**.
- Named for its connection to key pilgrimage centres like Tuljapur, Mahalaxmi (Kolhapur), and Patradevi, it's intended to boost spiritual tourism and regional economic growth



Regional expressway connectivity of Shaktipeeth & Pune-Bangalore highway connectivity



30-50 Kms away



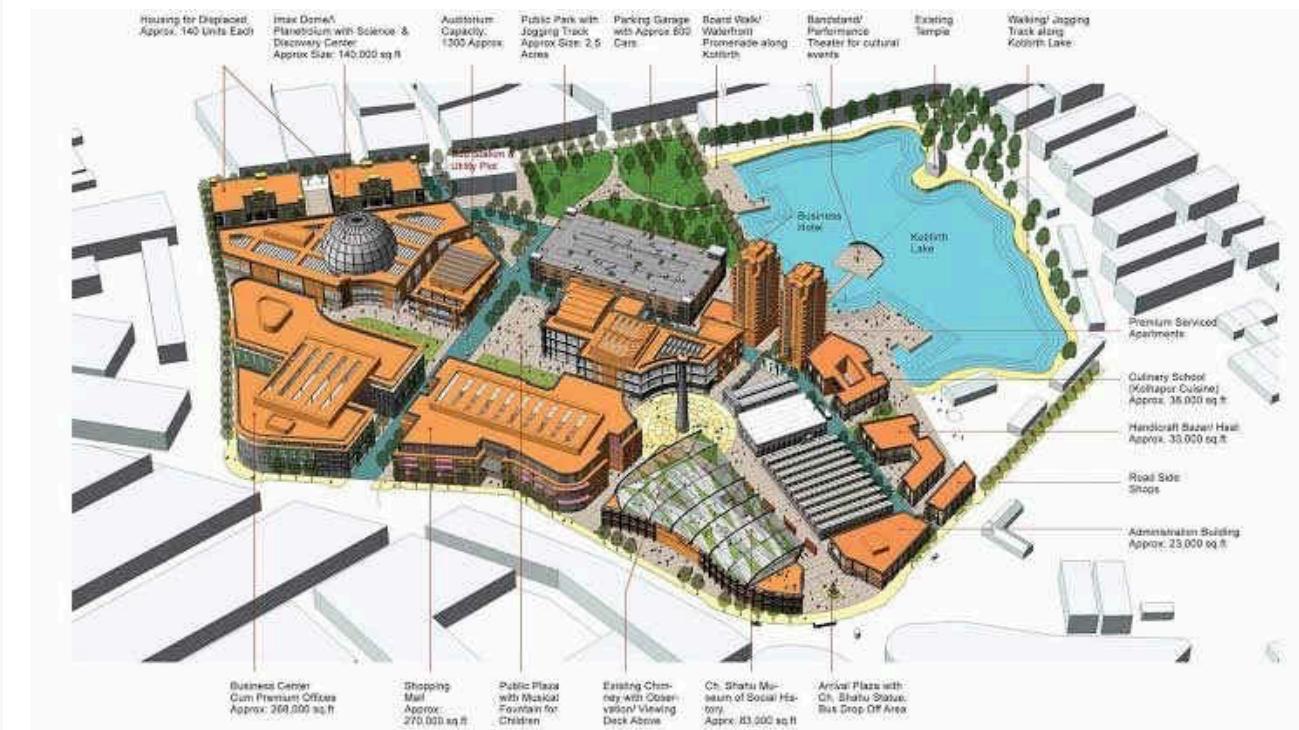
2.3 Upcoming Infrastructure Projects

2.5.2 Mahalaxmi Temple Development

Key Features of the Planned Development-

- Infrastructure & Facilities:** Restoration of temple structures, better management of stalls, covered queues, restrooms, drinking water, lockers, shoe stands, and information centers
- Commercial & Public Utilities:** 28 shops, darshan mandap, amphitheatre, security office, parking for 50 vehicles, and a bus stop in Phase 1 (₹421 cr)
- Heritage Plaza:** The Bhavani Mandap area will be transformed into a heritage-focused public plaza
 - Expect a modernized pilgrim experience
 - Watch for conservation efforts-preserve stonework before aesthetic enhancements.

The Mahalakshmi development plan includes management of stalls in the temple premises , a covered pavilion for darshan queues , toilets and drinking water facilities , lockers and shoe stands , and development of Bhavani Mandap area as heritage plaza.



60 Kms away

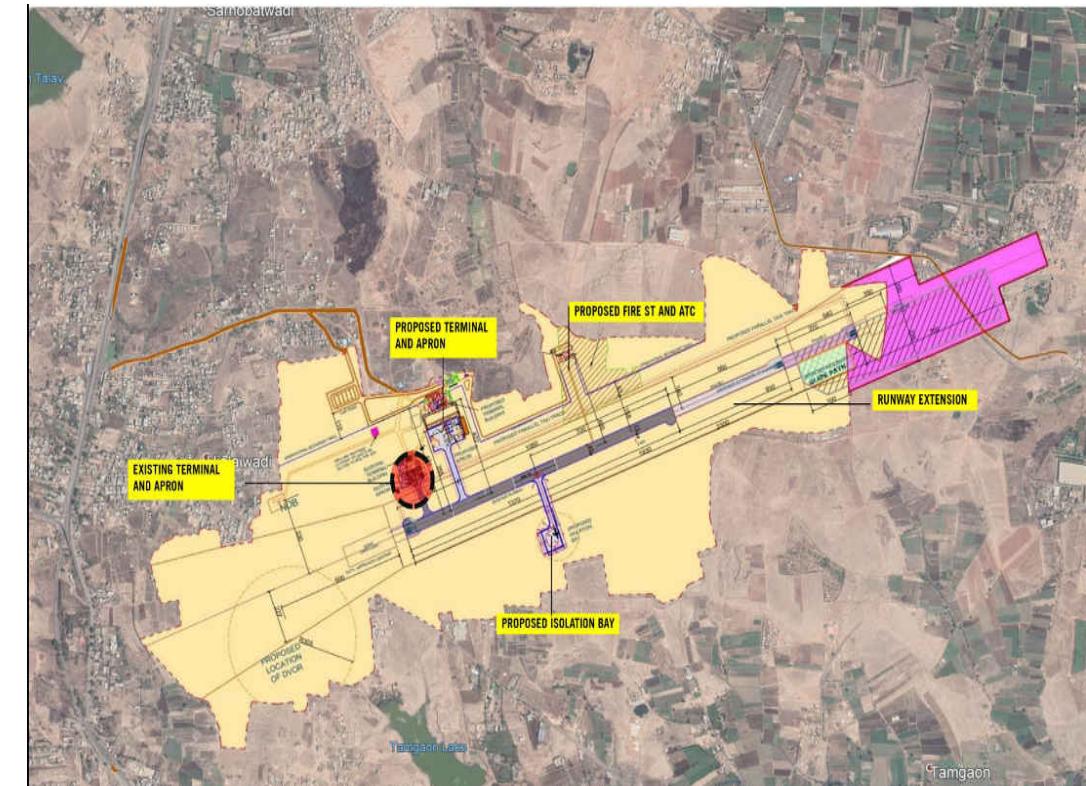




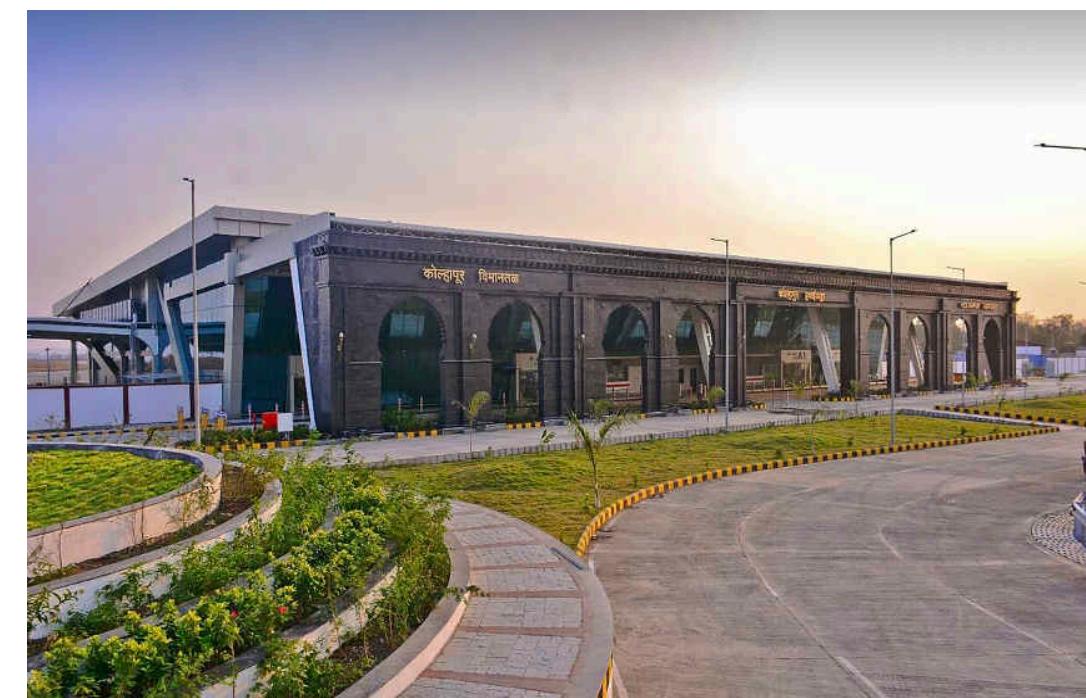
2.3 Upcoming Infrastructure Projects

2.5.3 Kolhapur Airport Expansion

- The original runway (1,370 m) was **extended to 1,930 m** by April 2021. **Additional land (64 acres)** has been acquired for further extension to 2,300 m.
- Official plans confirm the runway will reach 2,300 m to **support Boeing 737/Airbus A320 operations**.
- Aero-bridge facility**: Planned addition to improve passenger boarding experience .
- Tourism & pilgrimage growth: The airport serves as a **gateway to Kolhapur's temples** (Mahalaxmi, Jyotiba), forts, and sanctuaries, helping drive pilgrim and leisure tourism
- Areas like Ujalaiwadi are seeing rising land prices due to the airport.
- City infrastructure uplift**: Corollary urban improvements—wider roads, water management, public transport upgrades—tend to follow airport-centric expansion



57 Kms away

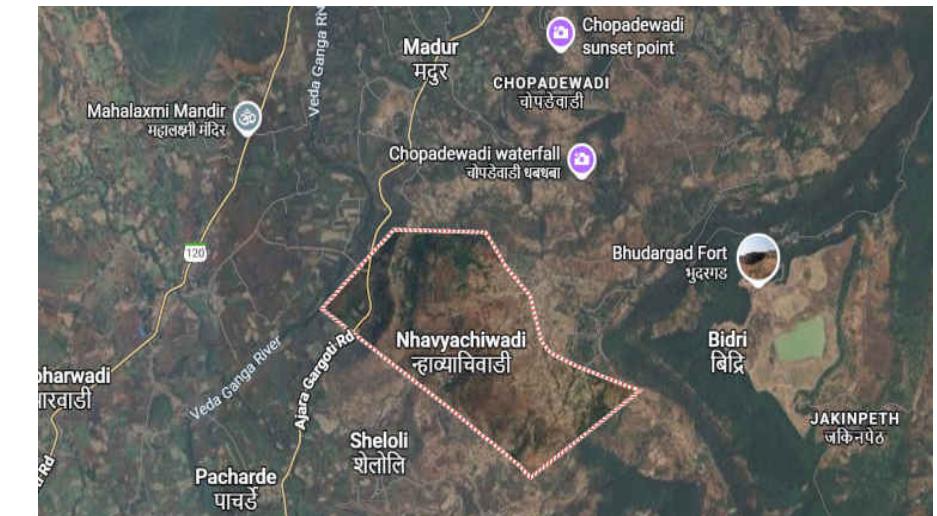




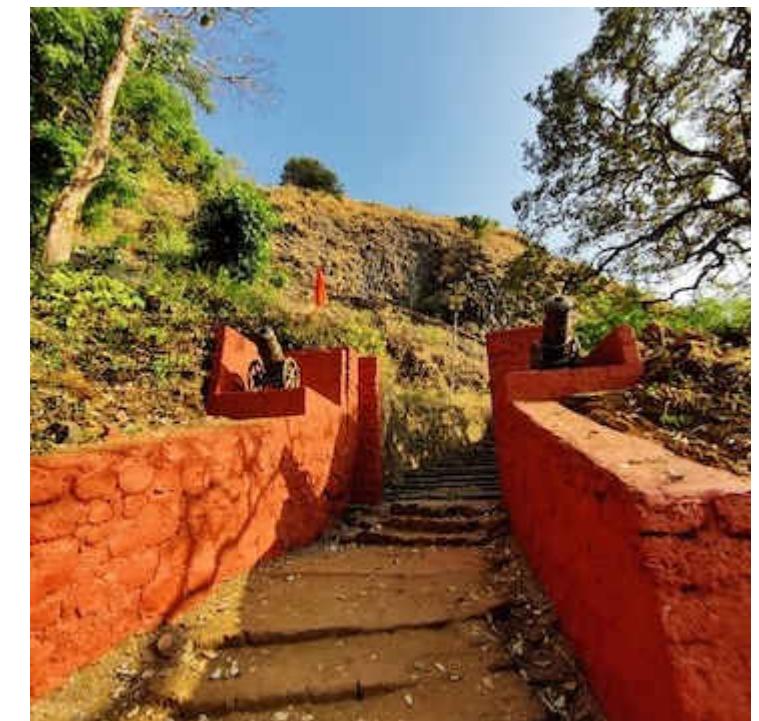
2.3 Upcoming Infrastructure Projects

2.5.4 Nhavyachiwadi

- Nhavyachiwadi is envisioned as **Wellness tourism hub**, the area's natural setting, which is formed by rivers and hill ranges, is the main justification for giving Nhavyachiwadi this role.
- The overall setup of the area is conducive for development of **medical leisure and wellness retreats**.
- Due to its convenient accessibility, the area can attract **tourist and trekkers** visiting **Amboli ghat** and nearby tourist spots.
- Nhavyachiwadi is **situated at the intersection of Shaktipeeth** expressway and Ajra-Gargoti road. An interchange is planned on Shaktipeeth at Gargoti at about 6 km from growth centre.
- Proximity to the expressway can **boost local connectivity**, improve access to larger towns and pilgrimage routes (e.g., Mahalaxmi temple, Narsobachiwadi), and create economic opportunities.



50 Kms away





2.3 Upcoming Infrastructure Projects

2.5.5 Madhache Gaav

- The "**Honey Village**" program in Maharashtra aims to **promote beekeeping** and increase rural incomes, with Patgaon in Kolhapur district being one of the first villages.
- The program also focuses on **sustainable beekeeping practices** and environmental conservation.
- The "Honey Village" program, also known as "Madhache Gaav," is an **initiative by the Maharashtra State Khadi and Village Industries Board (MSKVIB)**.
- Patgaon has also been recognized nationally, receiving a bronze medal in the "Best Rural Tourism Village" competition.
- The **village produces around 20,000 kilos** of honey annually, worth approximately 2 crores.
- Government plans to establish honey cafes in tourist hubs like Lonavla, Mahabaleshwar, Panchgani, capitalizing on honey tourism.



60 Kms away





2.3 Upcoming Infrastructure Projects

2.5.6 Madhache Gaav

- Gadhwinglaj is experiencing both **urban and industrial expansion**, particularly in the areas surrounding the city center.
- The Gadhwinglaj Growth Centre is being developed to promote **industrial growth in the border areas** of Maharashtra and Karnataka.
- The Growth Centre is strategically located near the borders and is **well-connected to major highways** and transportation hubs.
- Gadhwinglaj's major businesses are trade, **sugar production, and red chili production**.
- Thanks to its proximity to **Goa and Sindhudurg**, it serves as a market hub.
- MIDC is developing **heavy and light industry** in the area.
- The trade sector of the city's economy is booming and eclipsed sugarcane and jaggery production as the city's biggest economic segment in 2000.



3. Real Estate Market Assessment

- 3.1 Residential Market Assessment*
- 3.2 Hospitality Market Assessment*
- 3.3 Industrial Market Assessment*
- 3.4 Movie theatre Market Assessment*



3.1 Residential Market Assessment

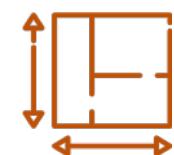
Plotting



Avg Price
INR 800 – 1200 /sqft



Avg Ticket Price
15– 25 lakhs



Avg Plot Area
1500 – 2000 sqft

Flats

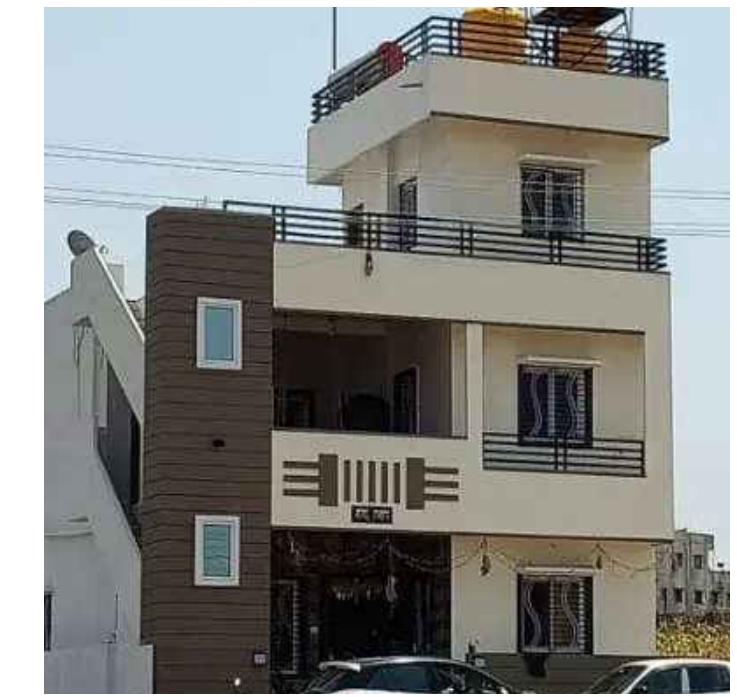


Avg Price
INR 2800 – 3200 /sqft

Avg Ticket Price
20 – 30 lakhs

Avg Carpet Area
1 BHK – 550 sqft
2 BHK – 800 sqft

Bungalow



Avg Price
INR 5000 – 6000 /sqft

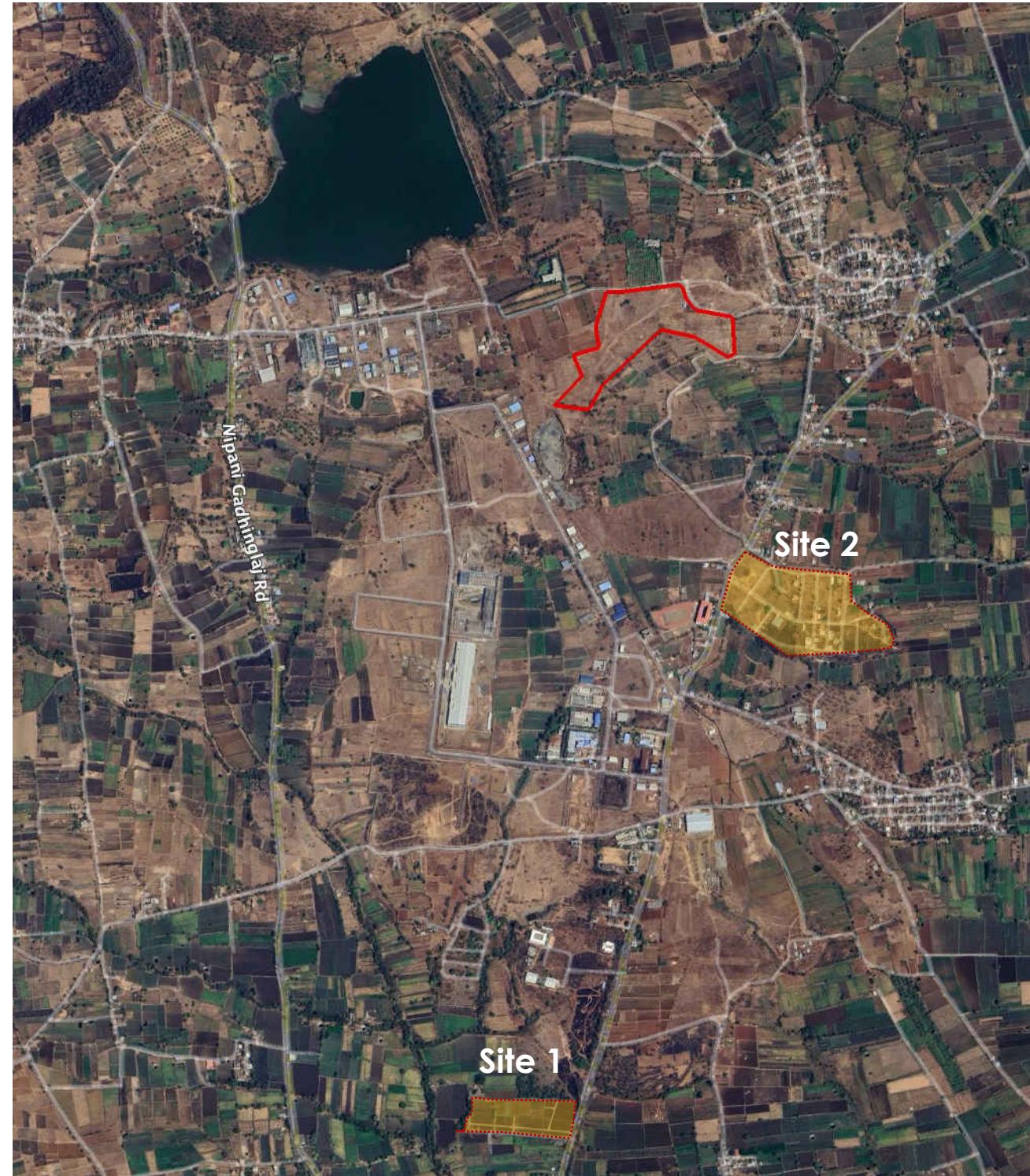
Avg Ticket Price
50 – 70 lakhs

Avg Carpet Area
2 BHK – 850 sqft
3 BHK – 1200 sqft
4 BHK – 1500 sqft



3.1 Residential Market Assessment

Benchmarking of residential plotted development in catchment



	Site 1	Site 2
Plot Area (Sq.ft)	1500-2000 sq.ft	2000 sqft
Plot Price (INR/sq.ft)	1100-1200	1000-1100
Launch Price (INR/sqft)	900-1000 (1 year ago)	300-400 (10 years ago)
Ticket Size (INR)	15 - 20 lakhs	20 - 22 lakhs
Facilities	Road, water, electricity	Road, water, electricity
Site Photographs	 	 

*50% plots are unsold in the respective site.



3.2 Hospitality Market Assessment

The hospitality sector in Kolhapur, South Maharashtra, is diverse, catering to a wide range of travelers from pilgrims to business visitors, offering accommodations from budget-friendly guesthouses (₹500-₹1,200) and mid-range hotels (₹1,500-₹3,500) to luxury hotels (₹3,500-₹7,000+) like Sayaji Hotel, alongside a growing number of homestays, service apartments, and farm resorts.

- **Industrial & Business Activity:** Demand from corporate travelers due to local industries.
- **Improved Connectivity:** Better roads, rail, and air access make the city more reachable.
- **Mahalaxmi Temple (Religious Tourism):** Primary magnet attracting millions of pilgrims.
- **Distinct Cuisine:** Famous Kolhapuri food (Misal Pav, Rassas) draws foodies.

Room Rates

- **Kolhapur City - Luxury & Mid-Range:** Offers high-end hotels like Sayaji Kolhapur and The Fern (₹3,500-₹7,000+ per night) for affluent tourists business travelers, comfortable mid-range options (₹1,500-₹3,500 per night) such as Hotel Vrishali Executive.
- **Kolhapur City - Budget Options:** A wide selection of budget hotels, OYO properties, lodges, and guesthouses (₹500-₹1,500 per night) cater to industrial workers, pilgrims visiting the Mahalaxmi Temple, and other budget-conscious visitors.
- **Gadchinglaj Region** - Primarily Budget to Mid-Range: The smaller Gadchinglaj area mainly features budget to mid-range hotels like Hotel Namrata and Hotel Prarthana Executive (₹800-₹3,500 per night), along with local lodges, primarily serving industrial workers from the nearby MIDC.

Kolhapur City - Luxury & Mid-Range Hotels: Approximately 80-110 properties. (This combines about 5-10 luxury hotels and 75-100+ mid-range hotels). Kolhapur City - Budget Hotels: Approximately 150-200+ properties. (This includes OYO, Treebo budget, and various independent lodges/guesthouses). Gadchinglaj Region - Budget to Mid-Range Hotels/Lodges: Approximately 15-25 properties. (This primarily covers the local, dedicated hotel/lodging options within the town itself).

Sr no.	Hotel Name	Price	Rooms	Category	Location
1	Hotel Namrata	1100-2300	Executive rooms	Mid Range	Gadchinglaj
2	Hotel Prarthana	3300-3600	Executive rooms	Mid Range	Gadchinglaj
3	Hotel Yashonand	900	Rooms	Guest house	Gadchinglaj
4	Hotel Sai Plaza	500-1000	Rooms	Guest house	Gadchinglaj
5	Solanki Guest House	700	Guest house	Guest house	Gadchinglaj
6	Hotel Majestic	2000	Rooms	Budget Hotel	Gadchinglaj
7	Hotel Galaxy inn	1742	Rooms	Guest house	Gadchinglaj
8	Hotel Bluray	2000	Rooms	Budget Hotel	Gadchinglaj
9	Hotel Anand	2000	Rooms	Budget Hotel	Gadchinglaj
10	Hotel Rajlaxmi Grand	1999	Rooms	Budget Hotel	Gadchinglaj
11	Sayaji Kolhapur	6000-9000	120		Kolhapur
12	The Fern	4000-7000	97	Luxuary	Kolhapur
13	Regenta Place Raysons	3500-6000	60	Luxuary	Kolhapur
14	Hotel Vrishali Executive	2500-4000	81	Luxuary	Kolhapur
15	Ramee Panchshil	3500-5000	50	Mid Range	Kolhapur
16	Hotel K Tree - A Boutique Hotel	2500-4000	26	Mid Range	Kolhapur
17	Hotel Woodland	2000-3500	40	Mid Range	Kolhapur
18	Treebo Trend Surya Comforts	1200-2500	11	Budget /Guest House	Kolhapur
19	Hotel Landmark	800-1500	15	Budget /Guest House	Kolhapur
20	Treebo Balaji Residency	1000-2000	15	Budget /Guest House	Kolhapur



3.2 Hospitality Market Assessment

	Hotel Prarthana	Hotel Sai Plaza	Hotel Namrata	Hotel Survyा executive	Hotel Malhar Executive & Lodging
Development Types	Standard Hotel	Standard Hotel	Standard Hotel	Standard Hotel	Standard Hotel
Keys	12	10	10	10	7
ARR	2100	1600	1500	1800	1600
Occupancy	60%	55%	60%	55%	50%
Restaurant	Yes	Yes	Yes	Yes	Yes
Grade	-	2 star	-	-	-
Banquet Hall	No	No	No	Yes	No
Site Photographs					



3.2 Hospitality Market Assessment

Banquet Hall Demand

- There's a steady demand for marriage halls due to the **cultural significance of large family gatherings** for weddings in the region.
- Demand peaks during **auspicious dates and popular wedding seasons**, leading to halls being booked well in advance.
- Beyond weddings, these halls are also used for other events like **receptions, engagements, birthday parties**, corporate events, & religious ceremonies, contributing to their overall utilization.

Marriage halls in Gadhinglaj cater to a range of guest capacities:

- **Small gatherings** (up to 100 pax): Suitable for intimate functions.
- **Medium gatherings** (100 to 500 pax): The most common range for typical weddings.
- **Large gatherings** (500 to 700+ pax): For bigger events, often involving a combination of indoor halls and outdoor lawns.

Price/Rent (Approximate per day charges):

- Up to 100 guests: Prices can start from INR 25,000.
- 100 to 500 guests: Prices generally start from INR 75,000.
- 500 to 700 guests: Prices can start from INR 1,00,000.

Hotel Surya Executive:

- **Hall Capacity** – 500Pax
- **Rent** – ₹ 70,000/Day
- No hall available in 30Km Radius
- Limit of 500 persons.
- Unavailability of dates in marriage season
- Marriage, ring ceremony, Reception, Cultural performances, etc.



People from Ajara, Gargoti, uttur , Kapasi travel for marriage hall to Gadhinglaj.



3.2 Hospitality Market Assessment

Wellness Hotel/Villa in INDIA

Growing Demand (Domestic Focus): India's wellness tourism market is experiencing significant growth, **projected to reach USD 29.88 Billion by 2031 (CAGR of 6.45%)**. A large portion (around 82%) of this demand is domestic.

Maharashtra, with its strong heritage in traditional medicine (Ayurveda, Yoga) and natural beauty, is well-positioned to capitalize on this.

Post-Pandemic Shift: There's a heightened awareness of holistic well-being post-pandemic, leading more travelers to integrate health aspects into their itineraries.

This translates to increased demand for wellness retreats, detox programs, and places offering mental and physical rejuvenation.

Weekend Getaway Market: Gadhinglaj's proximity to larger cities like Kolhapur and Belagavi makes it an attractive option for weekend wellness escapes, driving consistent demand for resorts and villas offering a break from urban life.

Seasonal Fluctuations: Occupancy likely sees peaks during cooler months, festive seasons, and school holidays. Monsoon season might attract nature lovers, while extreme summers could see a dip.

Metric	2022/2023 (Approx.)	2030/2031 (Projected)	CAGR (Approx.)	Notes
Market Value (USD Billion)	\$18.25 - \$25.8	2030/2031 (Projected)	6.45% - 15.6%	Different sources provide slightly varied figures, but all indicate significant growth. "Lodging" is a major segment.
Rank Globally	India ranked 10th (2020-21) in Medical Tourism Index; 7th in wellness tourism (2017)	Expected to rise significantly	-	India is a key player in global wellness tourism, particularly for traditional practices.

Local vs. Regional vs. National Demand:

Local/Regional: Strong demand for short stays and day-use options from Kolhapur, Belagavi, and surrounding towns.

National: Increasing interest from across India for authentic Ayurvedic and natural wellness experiences.

Pricing Flexibility: The market is evolving to include mid-range and budget options, making wellness experiences more accessible to the middle class, not just limited to luxury segments.





3.2 Hospitality Market Assessment

Wellness Hotel/Villa in INDIA

The existing properties cater to a mix of travelers:

- Those seeking **traditional healing** (Ayurveda, Naturopathy).
- Those looking for a peaceful **getaway amidst nature** (agro-tourism, hill stations).
- Those desiring **general relaxation** & recreational activities (resorts with spas).

Limited Dedicated Infrastructure:

The intent for wellness is present, fully integrated, high-end wellness resorts with comprehensive programs are still limited compared to more established wellness destinations in India (e.g., in Kerala or Uttarakhand).

Agro-Tourism Contribution:

Agro-tourism properties, which are abundant in the region, contribute to tourist footfall by offering unique farm-stay experiences, exposure to local agriculture, and healthy, locally sourced food.

Proximity to Tourist Hubs:

Its location acts as a gateway or a stopover for tourists visiting

- **Amboli:** A popular hill station known for its waterfalls and lush greenery, drawing nature enthusiasts.
- **Panhala Fort:** A historical fort near Kolhapur, attracting history buffs and day-trippers.
- **Belagavi (Karnataka):** A large city and transport hub, with its own set of attractions.

Hotel/Retreat Name	Total Rooms (Approx.)	Typology	Distance from Gadhinglaj MIDC (Approx.)
SHUBHANAN WELLNESS RETREAT (Munawali, near Kolhapur)	4 (Dome Cottages)	Cottage	548 Km
Highland Club (Kolhapur)	30	Hotel	67 Km
Trreegun Farm And Agro Tourism (Kolhapur)	5	Cottage	60 Km
Achala Resort (Panhala, near Kolhapur)	14	Villa/Resort	83 km
Sarth Ayurveda Retreat & Wellness Centre (near Gadhinglaj/Belagavi)	10	Villa/Resort	83 km
Amboli Hotel River View Amboli	6	Villa/Resort	54 Km
Dark Forest Retreat Amboli	15	Hotel	64 Km
Orchard Resort Amboli	21	Villa/Resort	70 Km



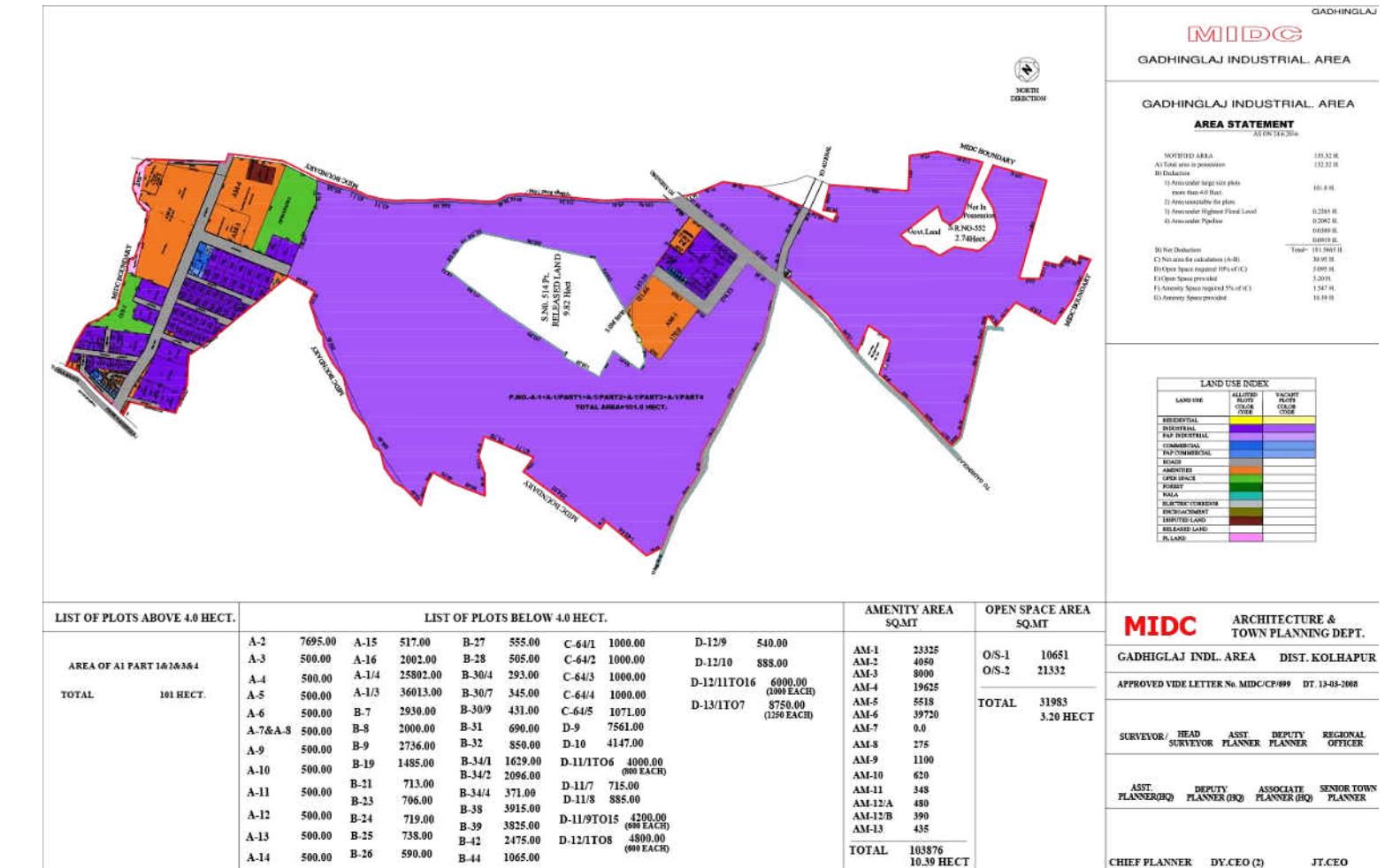
3.3 Industrial Market Assessment

- Kolhapur Tahsil presents a robust and diverse industrial landscape in South Maharashtra. Historically strong in **agro-based industries like sugar and jaggery**, and a major textile hub (Ichalkaranji), the region also boasts a **significant manufacturing and engineering sector** with numerous foundries producing **castings, auto ancillaries, and diesel engines**. Other notable industries include silver and gold ornaments, Kolhapuri **Chappals, and various cottage industries**. Major MIDC areas like **Gokul Shirgaon, Shiroli, and Kagal-Hatkanangale** host large units such as Kirloskar Oil Engines and Raymond.
- The smaller **Gadhinglaj Area MIDC**, strategically located near the Maharashtra-Karnataka border, focuses on
 - Engineering
 - Food processing
 - Textiles
 - Handcrafted leather goods
 - Automobiles
 - Biotechnology/pharmaceuticals
 - IT services

Land Rates

Kolhapur's prominent MIDC areas like Shiroli and Gokul-Shirgaon have official land allotment rates of approximately ₹2,080/Sqm and ₹1,420/Sqm respectively, while the Kolhapur IT Park is around ₹1,210/Sqm and Ajara is ₹400/Sqm. Resale prices in these areas can vary widely, reaching significant figures for larger plots. In contrast, Gadhinglaj Area MIDC's official upset rate is ₹578/Sqm, with private resale listings also available.

- Kolhapur MIDC Allotment Rates:** Shiroli is around ₹2,080/Sqm, Gokul-Shirgaon ₹1,420/Sqm, Kolhapur IT Park ₹1,210/Sqm, and Ajara ₹400/Sqm. Resale prices vary greatly, with some reaching millions for larger plots.
- Gadhinglaj Area MIDC Rates:** The official upset rate is ₹578/Sqm. Private resale listings are also available, but their prices are negotiated privately.



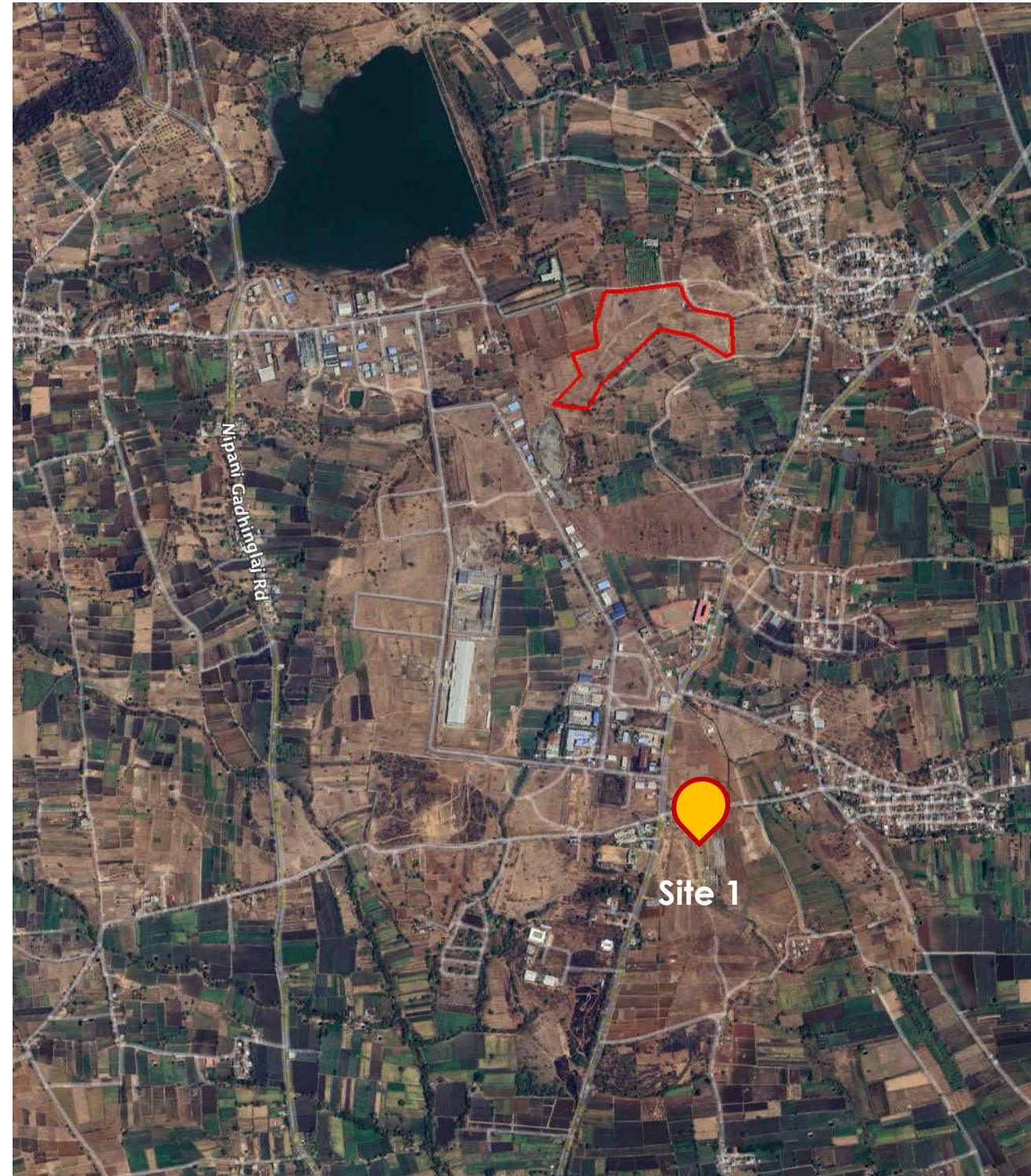
Major Players:

- Alpha Industries** (CNC turning and milling), **Varsha Dairy & Food Engineers** (machinery for dairy & food), **Keshav Concrete Works**, **Annapurna Processing Industries**, and numerous smaller engineering workshops and machinery manufacturers.



3.3 Industrial Market Assessment

Benchmarking of Industrial plot



	Site 1
Plot Location	Outside MIDC Area
Plot Area	5 Acre
Plot Price (INR/sq.ft)	600-800 (3 year back)
Site Photographs	 



3.4 Movie Theatre Market Assessment



1. Maratha Chitra Mandir

Gadhinglaj Chandgad Rd, Doctor's Colony, Gadhinglaj

Single-screen theatre



2. Subhash talkies

Subash road, behind Subash talkies, Gadhinglaj

Single-screen theatre



4. Micro Market Overview

- 4.1 About Gadchinglaj*
- 4.2 Geography of the Micro market*
- 4.3 Culture of Maharashtra*
- 4.4 Historic Growth*
- 4.5 Regional Linkages*
- 4.6 Economic Profile*
- 4.7 Demographics*
- 4.8 Peripheral Central Suburbs*
- 4.9 Surrounding Area (Gadchinglaj Urban Complex Plan)*
- 4.10. Physical Infrastructure*
- 4.11. Climate*
- 4.12. SWOT Analysis of Bhiwandi*



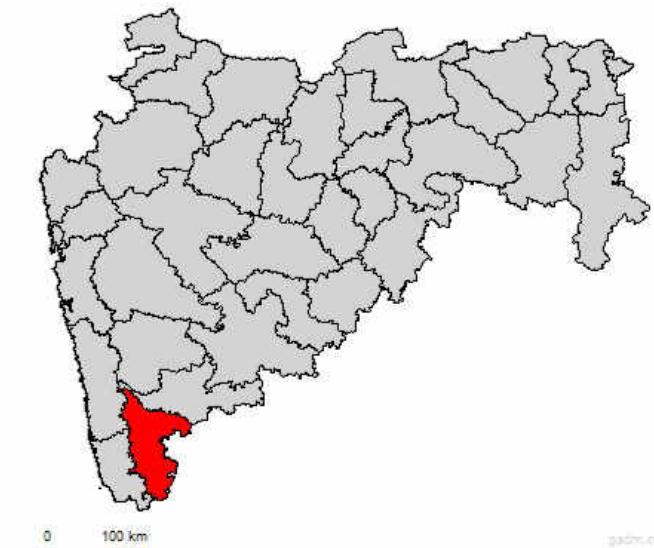
4.1 Micro Market Overview

4.1.1 About Gadhwajlaj

Gadhwajlaj is a growing city located in the Kolhapur district of Maharashtra, India. Situated on the banks of the Hiranya Keshi River, it serves as the headquarters of both Gadhwajlaj Taluka and the Gadhwajlaj Subdivision. The city is governed by a municipal council and is the third-largest in the district, with a population of over 50,000. Gadhwajlaj is known for its pleasant weather, natural beauty, and historical importance.

One of the key attractions is the historic Samagad Fort, which draws tourists and history enthusiasts. The city is also home to several temples, showcasing the region's rich spiritual and cultural traditions. Due to its location near the Maharashtra-Karnataka border, Gadhwajlaj benefits from regional connectivity and growing commercial activity.

With steady development in infrastructure, public services, and housing, Gadhwajlaj is rapidly transforming into an important urban center, balancing its historical charm with modern growth and administrative significance.



Kolhapur District in Maharashtra

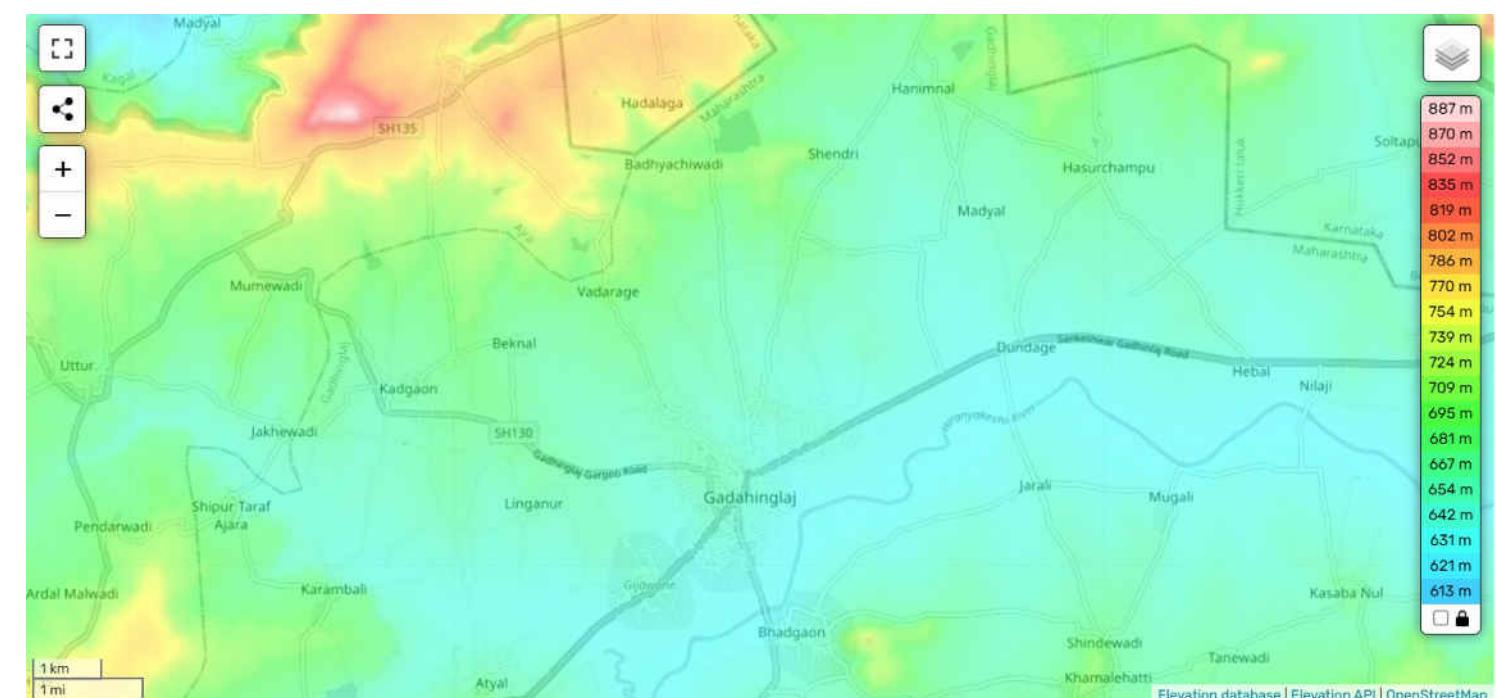


Gadhwajlaj in Kolhapur District

4.1.2 Geography of the Micro market

Terrain and Natural Barrier

Gadhwajlaj is situated on the banks of the Hiranyakeshi river, which originates in the Amboli Ghats mountains. It is located at the border between Maharashtra and Karnataka. Maharashtra State Highway 134 passes through the city. Gadhwajlaj is the headquarters of South Kolhapur and a sub-district of the Kolhapur District. It is the largest city in South Kolhapur and has enough area and population to be deemed a district. The city is at an average elevation of 623 meters (2,044 ft).



Terrain map of Gadhwajlaj



4.1 Micro Market Overview

4.1.3 Culture of Maharashtra

Gadhinglaj celebrates major Hindu festivals like Diwali, Ganesh Chaturthi, Vijayadashami, Navaratri, and Holi with joy and devotion. Diwali lights up the city with lamps and fireworks, while Ganesh Chaturthi features grand idols and processions. Navaratri and Vijayadashami are marked by traditional worship and celebrations. Holi adds color and excitement as people play with vibrant powders. These festivals reflect the city's rich culture and strong community spirit.

Language and Religion of Maharashtra

The primary language spoken by the people is Marathi, which also serves as the official language. However, due to its close proximity to the Karnataka border, Kannada is widely understood and spoken, especially in nearby areas. Additionally, Hindi and English are also used, particularly in education and official communication. Hinduism is the dominant faith followed by the majority of the population. Alongside this, communities practicing Islam and Christianity also reside in the region, contributing to its cultural diversity.

Music and Dance of Maharashtra

Traditional Maharashtrian forms like Powada (heroic ballads), Bharud (devotional songs with a message), and Lavani are performed during fairs, festivals, and social events. Bhajans and Kirtans are also popular, especially during religious gatherings and temple festivals. Given the town's proximity to Karnataka, some Kannada devotional and folk music elements are also present.

Architecture, Art and Craft

Gadhinglaj features traditional architecture, carved wooden houses, and historic temples. Local art includes rangoli and idol-making, while crafts like woodwork and clay art reflect the region's rich cultural heritage..





4.1 Micro Market Overview

Maharashtra's GDP & Growth in Real estate

Maharashtra is a state located in the western part of India, and it is the second-most populous state in the country. With a GDP of over \$400 billion, Maharashtra has the highest GDP among all Indian states. Here's an overview of the GDP profile of Maharashtra:

SERVICE SECTOR ON FAST TRACK



The service sector is the largest contributor to Maharashtra's economy, accounting for around 58% of the state's GDP. Major industries within the service sector include IT and IT-enabled services, finance, real estate, and tourism.

INFRASTRUCTURE & CONSTRUCTION SECTOR



The construction sector is also an important contributor to Maharashtra's economy, accounting for around 5% of the state's GDP. The construction sector has been growing rapidly in recent years, supported by the state's focus on infrastructure development.

AGRICULTURE SECTOR



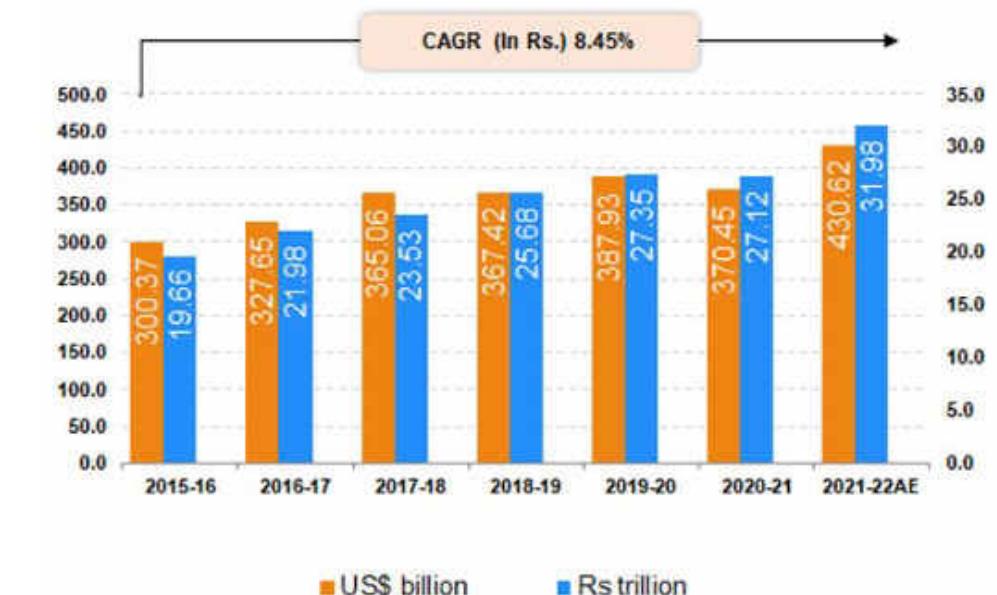
The agriculture sector accounts for around 10% of Maharashtra's GDP. The state is one of the largest producers of sugarcane, cotton, and fruits and vegetables in India.

MINING SECTOR



The mining sector is a small but significant contributor to Maharashtra's economy, accounting for around 2% of the state's GDP. The state has reserves of minerals such as coal, bauxite, and iron ore.

GSDP of Maharashtra at Current Prices



MANUFACTURING SECTOR

The manufacturing sector is the second-largest contributor to Maharashtra's GDP, accounting for around 25% of the state's GDP. The major industries within the manufacturing sector include automobiles, textiles, chemicals, and pharmaceuticals.

Fastest growing state in GDP

Overall, Maharashtra's economy is diverse and well-rounded, with a strong focus on the service and manufacturing sectors. The state's strategic location, well-developed infrastructure, and skilled workforce have contributed to its economic growth and prosperity.



4.1 Micro Market Overview

4.1.4 Historic Growth

Historic Background of Gadhinglaj

Post-independence, Gadhinglaj saw steady development with the establishment of municipal governance and introduction of basic services such as roads, schools, water supply, and electricity. From the 1950s to the 1980s, it evolved into a local trade and service center for nearby villages, especially due to agricultural markets. The 1990s brought improved road connectivity and a rise in educational and healthcare institutions, leading to population growth and physical expansion.

In the 2000s and beyond, the town witnessed horizontal growth, especially toward the east and south, with an increase in mixed land-use patterns. Migration from nearby rural areas further drove residential and commercial growth. Gadhinglaj is now transforming into a semi-urban center, retaining its cultural roots while adapting to modern needs.



📍 Subject Site

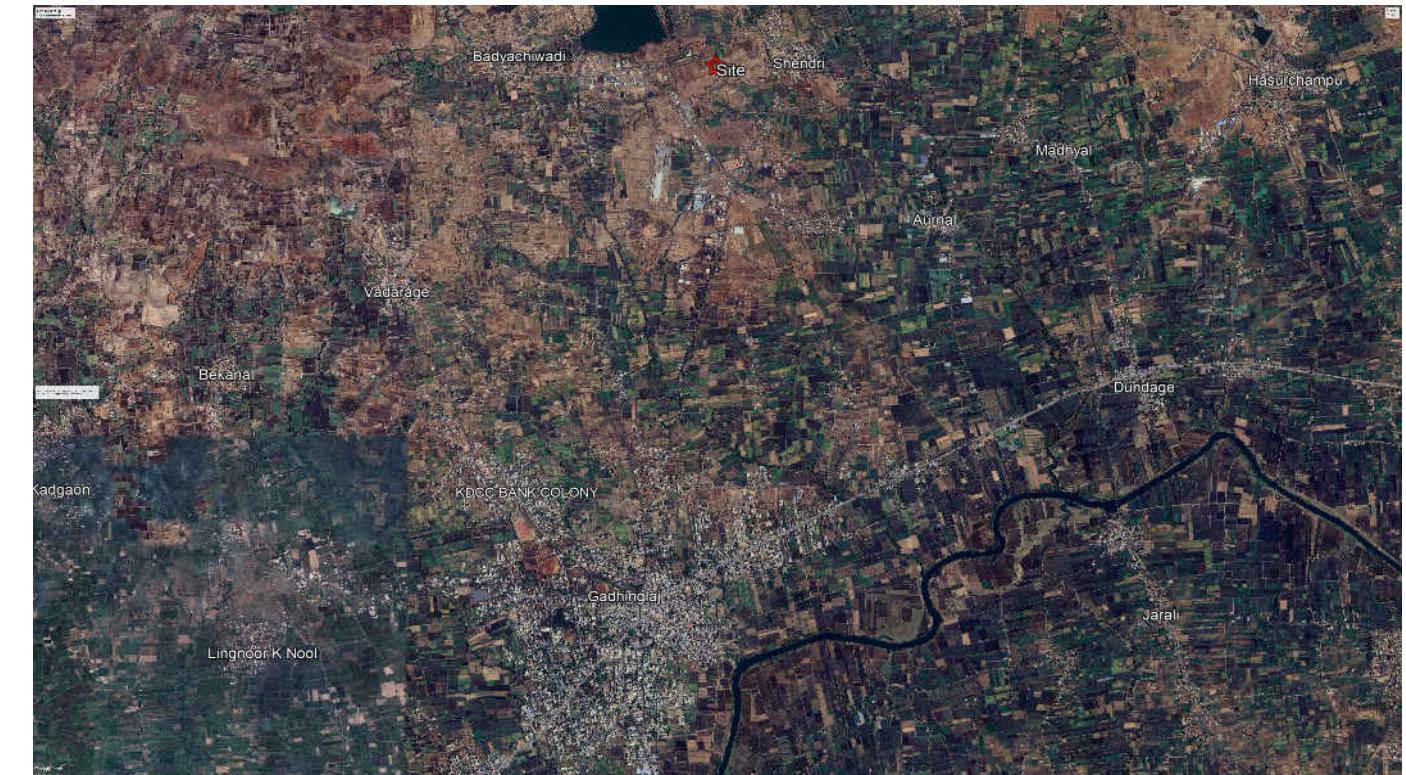
Year: 2000

Year: 2025 (Present)

Real estate is one of the fastest-growing sectors, with land and property prices increasing by over 50% in recent years. Numerous residential projects like Arihant Residency, Om Shriram Residency, and Amod Pride are under development, indicating strong housing demand. The expansion of municipal limits in 2019 has also opened up new areas like Badyachiwadi for planned urban development.

The MIDC industrial zone, about 15 km from the city, is expanding with new industries in sectors like food processing, textiles, and automotive components. This has boosted employment opportunities and attracted investment.

State Highway 134, now widened into a six-lane road, has significantly improved connectivity and facilitated commercial expansion. With strong trade, industrial growth, and increasing migration from nearby rural areas, Gadhinglaj is rapidly transforming from a traditional town into a vibrant semi-urban growth hub in southern Maharashtra.



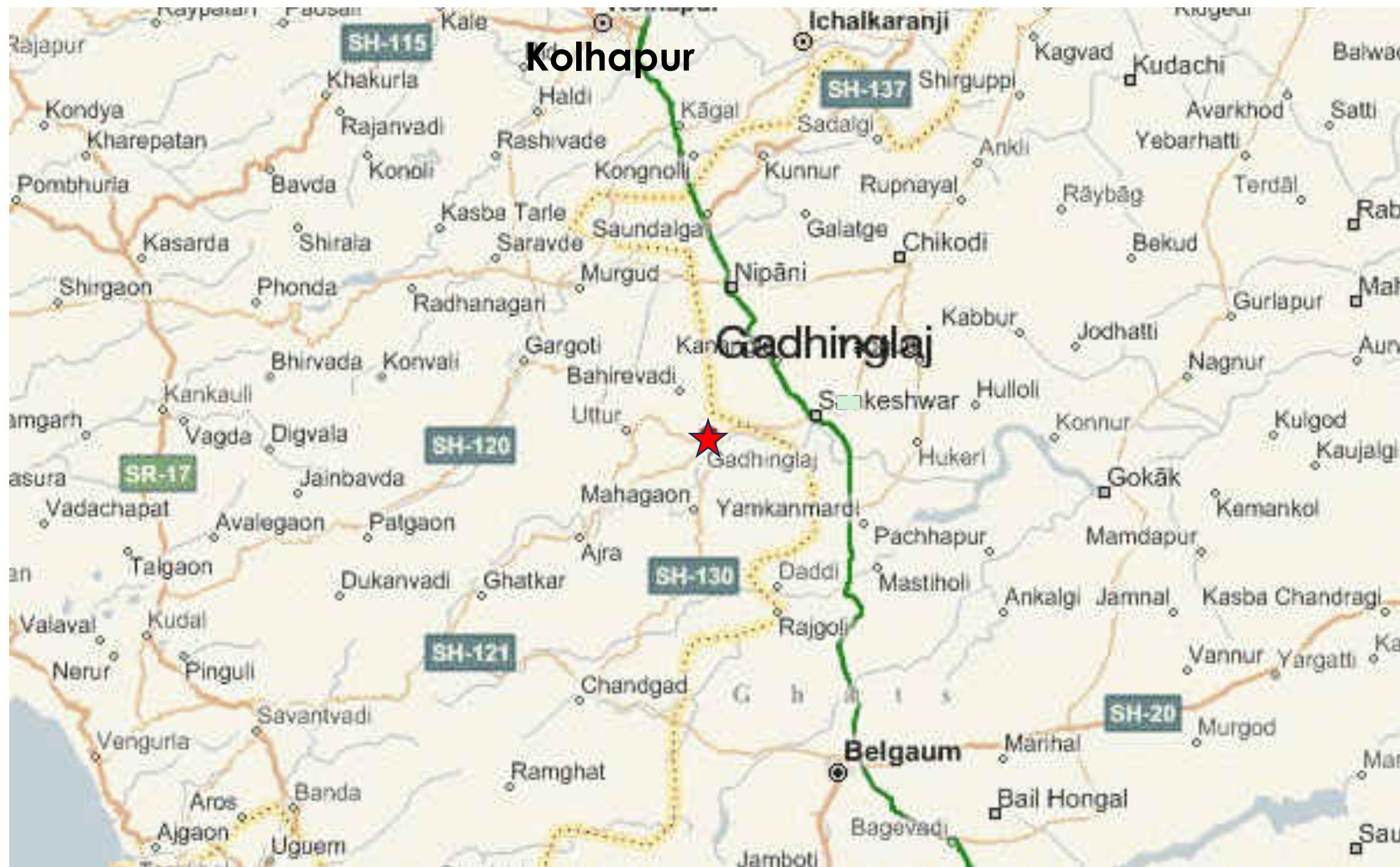
📍 Subject Site

Year: 2025



4.1 Micro Market Overview

4.1.5 Regional Linkages



Legend

- Site (Red Star)
- National Highway (Green Line)
- State Roads (Orange Lines)
- State Boundary (Yellow Dashed Line)



4.1 Micro Market Overview

4.1.6 Economic Profile

Gadhwaj's economy is primarily agriculture-based, with crops like sugarcane and rice. Small-scale industries, retail trade, and cross-border commerce with Karnataka also support the town's growing economic activities.

Agriculture-Based Economy

- Main crops: Sugarcane, rice, jowar, and vegetables.
- Fertile soil and adequate rainfall support farming.
- Dairy farming and poultry are also practiced.

Small-Scale Industries

- Rice mills, jaggery units, food processing, and packaging.
- Handicrafts and traditional goods are produced on a small scale.

Retail and Trade

- Local markets and shops support daily commerce.
- Weekly bazaars and agricultural markets are important for rural trade.

Cross-Border Commerce

- Proximity to Karnataka enhances trade and transport services.
- Exchange of goods and labor with neighboring towns.

Employment Sources

- Farming, transport, retail, construction, and small businesses provide jobs.
- Some people are employed in public services and education.

Developing Infrastructure

- Growing road networks and transport links support economic activities.
- Gradual urbanization is attracting small investments.





4.1 Micro Market Overview

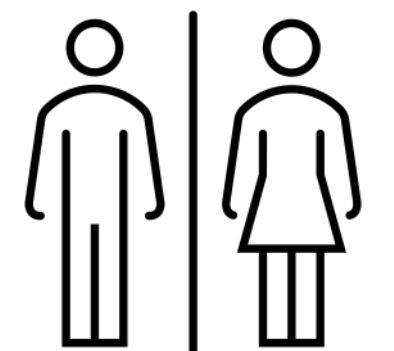
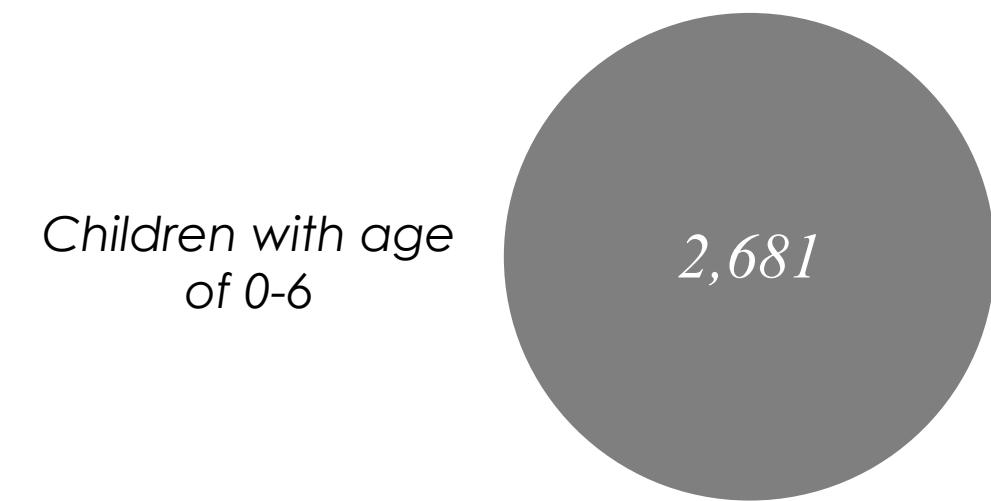
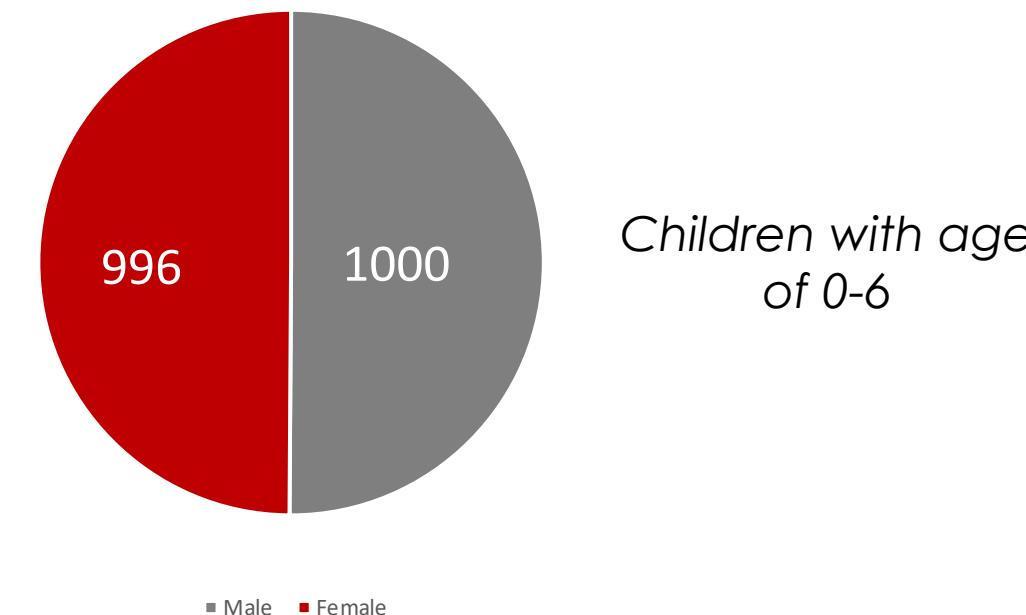
4.1.7 Demographics

As of the 2011 Census, Gadchinglaj city had a population of 27,185, which is estimated to have grown to around 39,000 by 2025. The city has a nearly equal gender distribution with a sex ratio of 996 females per 1,000 males—higher than the state average. Children aged 0–6 make up around 9.9% of the population, though the child sex ratio is lower at 867 girls per 1,000 boys. Gadchinglaj boasts a high literacy rate of 89.4%, with male literacy at 93.7% and female literacy at 85%, reflecting strong access to education in the urban area. Scheduled Castes make up about 9.3% of the population, while Scheduled Tribes account for approximately 0.85%.



Tehsil map

The religious composition is primarily Hindu (85.8%), followed by Muslims (11.9%), Jains (1.3%), and Christians (0.6%). The workforce includes around 9,076 active workers, with most employed in trade, services, agriculture, and small-scale industries.



1000
Male

996
Female

In the larger Gadchinglaj taluka, the 2011 population was 2.25 lakh, now estimated at around 2.57 lakh. The taluka shows a slightly higher female-to-male ratio (1,039) but a lower literacy rate of 76.6%. This demographic profile indicates a young, literate, and balanced population driving the town's growth.

Higher than Maharashtra's ~929

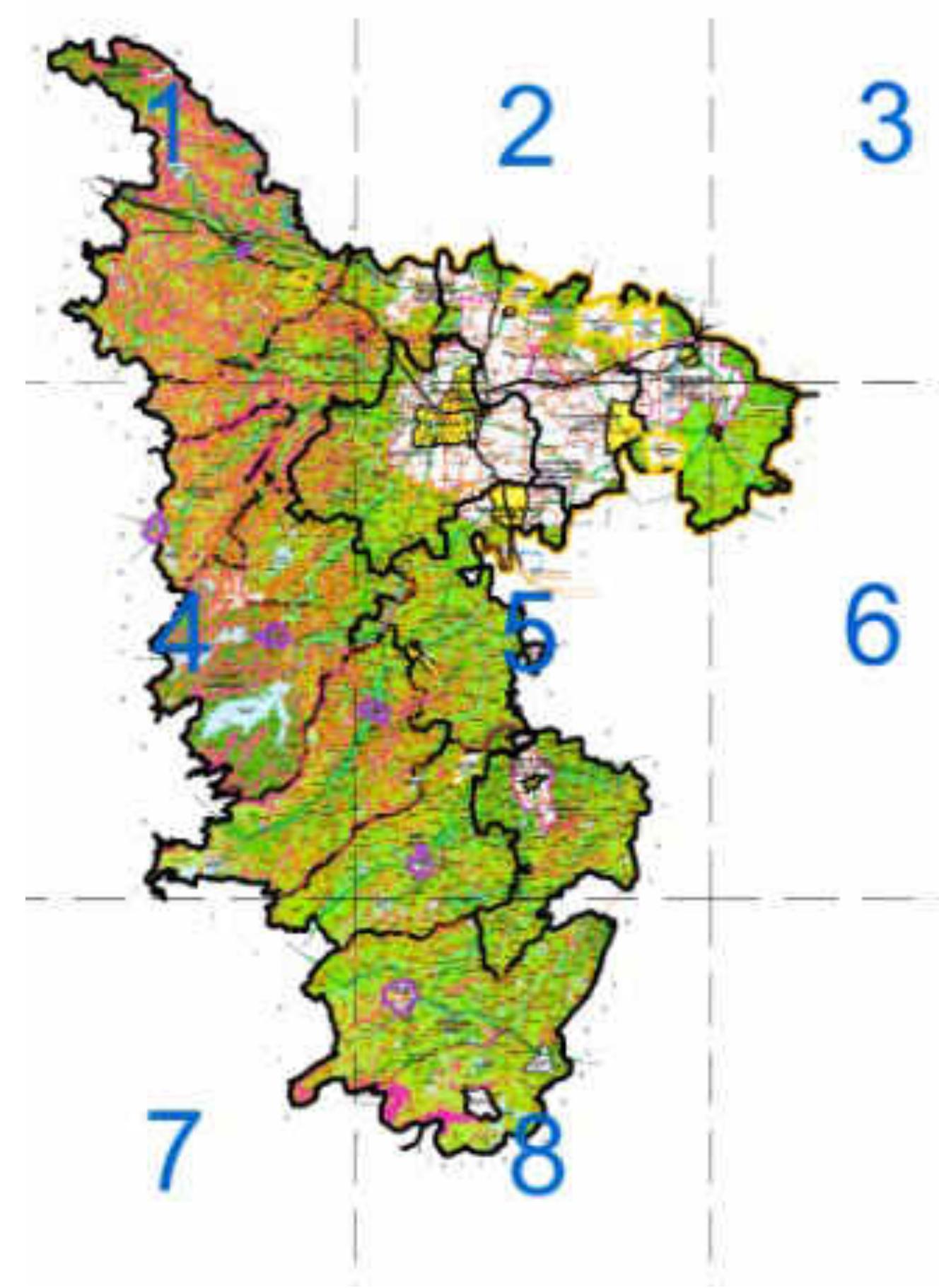
Major categories: other work (7,302), cultivators (465), agricultural laborers (477), household industries (287)



4.1 Micro Market Overview

4.1.8. Peripheral central Suburbs

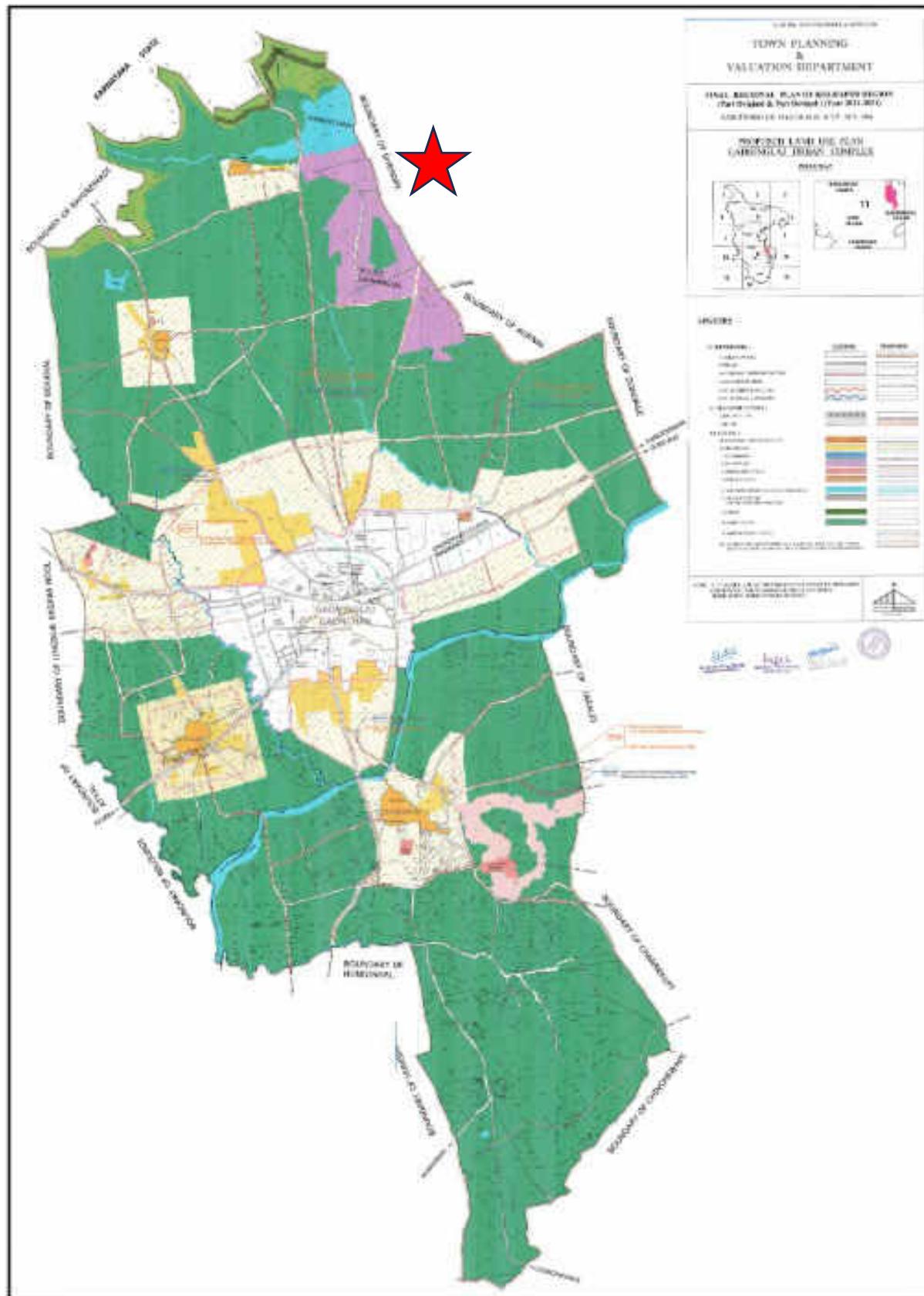
- The Kolhapur Regional Plan (2016–2036) is a comprehensive development framework aimed at guiding the growth of **Kolhapur district over 20 years**. It emphasizes planned urban expansion, infrastructure development, and industrial growth.
- Key proposals include the **construction of ring roads around Kolhapur and Ichalkaranji, establishment of eight truck terminals, expansion of existing and new MIDC zones**, and proposed railway lines like Karad–Belagavi. The plan designates 21 urban growth centers and multiple rural development nodes.
- After public consultations, over 1,900 citizen suggestions were incorporated. The Kolhapur Urban Area Development Authority (KUADA) is responsible for **implementation across Kolhapur and 42 surrounding villages**.
- Recent developments include a **₹963 crore investment under the Maharashtra Resilient Development Programme for flood mitigation, and tourism-focused projects** in Gaganbawda tehsil. Additionally, the government is working to merge peripheral urbanized villages with Kolhapur city to improve governance and infrastructure. The plan envisions sustainable, inclusive growth across the district.



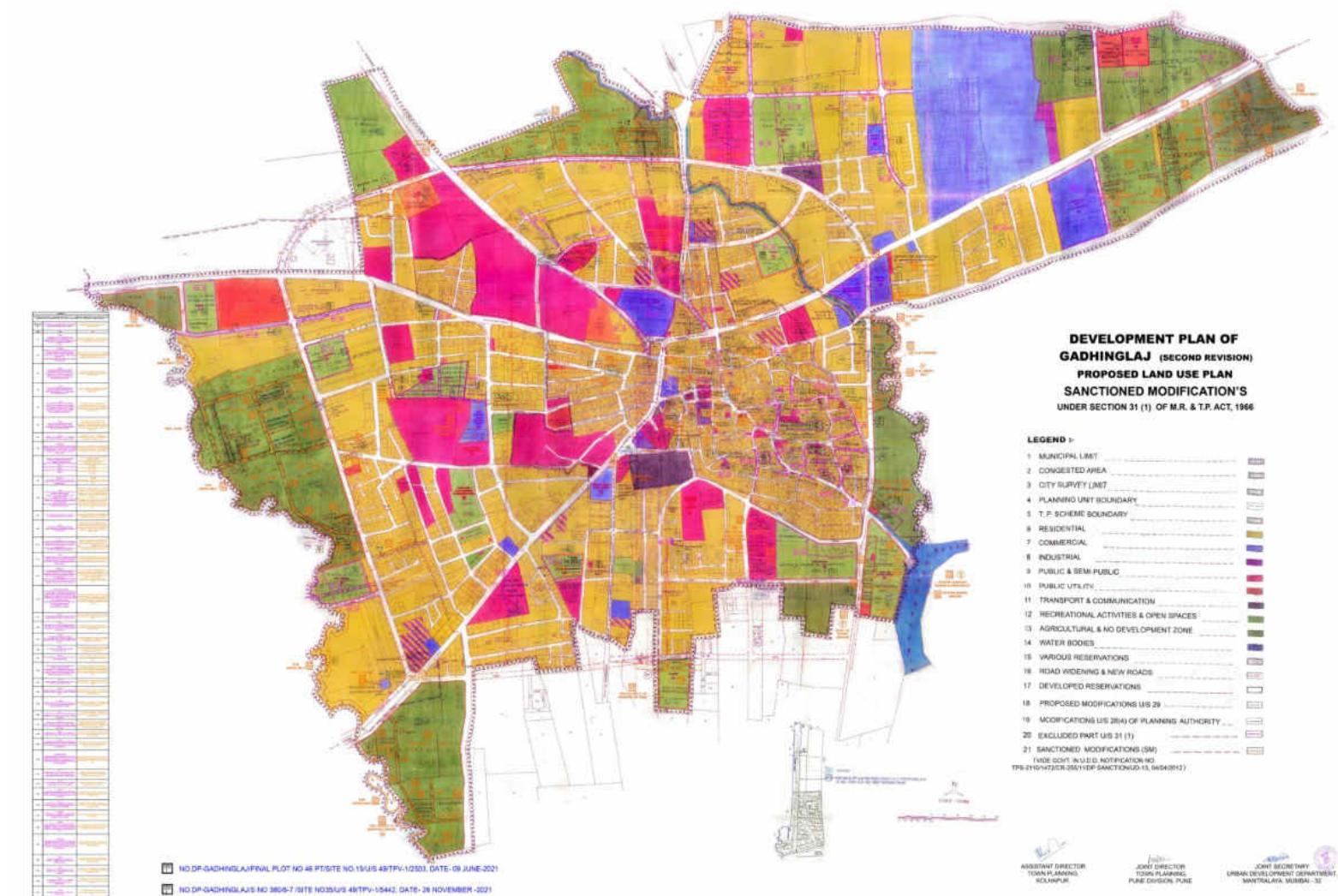


4.1 Micro Market Overview

4.1.9 Surrounding Area (Gadhinglaj Urban Complex Plan)



The Gadhinglaj Urban Complex Plan is a comprehensive blueprint for the planned development of Gadhinglaj in Kolhapur district. It focuses on structured land use, including residential, commercial, industrial, and green zones. The plan improves connectivity through a well-defined road network and enhances public transport. Key urban services like water supply, sewage, and solid waste management are addressed. Environmental considerations, such as river buffer zones and green spaces, are integrated to ensure sustainability. With population growth projections, the plan adopts a phased development strategy, aiming for balanced, eco-friendly, and inclusive urban expansion while preserving the town's natural and cultural heritage.





4.1 Micro Market Overview

4.1.10. Physical Infrastructure



Road connectivity



Road in front of subject site



Railway connectivity



Warehouses



Open space



Water supply

Roads and Highways: Gadhinglaj has strong road connectivity via State Highway 134 and National Highway 548H, linking it to major cities like Pune, Kolhapur, Belgaum, and Mumbai. The town is about 45 km from Belgaum and 287 km from Pune. Roads through Sankeshwar and Amboli Ghat are well-maintained and scenic. MSRTC and private buses operate regularly, making road travel the most convenient mode of transport to and from Gadhinglaj.

Railways: Gadhinglaj does not have a railway station. The nearest stations are Pachhapur (37 km), Ghatprabha (44 km), and Belgaum (45 km). Belgaum offers the best connectivity to major cities. From these stations, Gadhinglaj can be reached by road via bus, taxi, or auto-rickshaw.

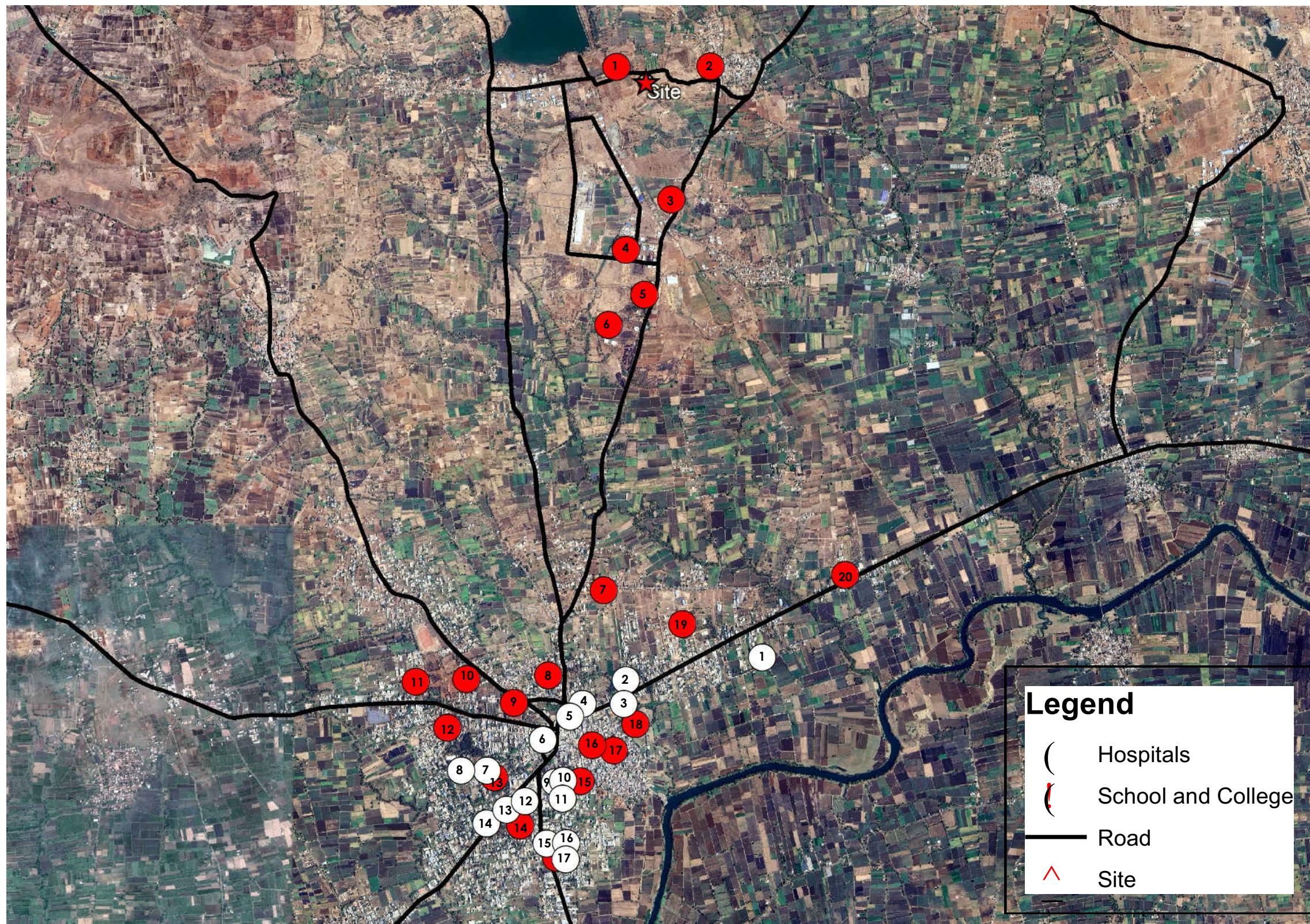
Warehouses and Logistics Parks: Gadhinglaj has growing warehousing and logistics potential, supported by the MIDC industrial area and private warehouses for rent or sale. Located near NH-548H and close to Belgaum, it offers good connectivity. Though large logistics parks are absent, the region is suitable for mid-sized storage and distribution operations.

Water Supply and Sewage Systems: Gadhinglaj's water supply comes mainly from the Hiranyakeshi River, supported by storage tanks and pipeline networks. Some areas face irregular supply during summer. The town has partial underground drainage, with many areas relying on septic tanks. It currently lacks a sewage treatment plant, leading to environmental and sanitation concerns.



4.1 Micro Market Overview

4.1.10. Physical Infrastructure



School and Colleges

1. Sai International School
2. Vidya Mandir, Shendri
3. New Horizon C.B.S.E. School
4. Kedari Redekar Ayurvedic Mahavidyalaya
5. Sarvodaya Public School
6. I.T.I., Gadchinglaj
7. Creative School and Junior College
8. Gadchinglaj High School
9. M R Highschool
10. Shivraj English Medium School & junior college
11. Sant Gajanan Maharaj Education Group
12. Sadhana high school
13. Tarangan Play School
14. Kilbil School
15. VD Shinde HighSchool
16. Swarsadhana sangeet mahavidyalay
17. Kalu Master Vidhyalay
18. Sadhana Vidyalaya
19. Shri Radhakrishna Public School & Junior College
20. Neora Institute | Neora Mahila Mahavidyalaya

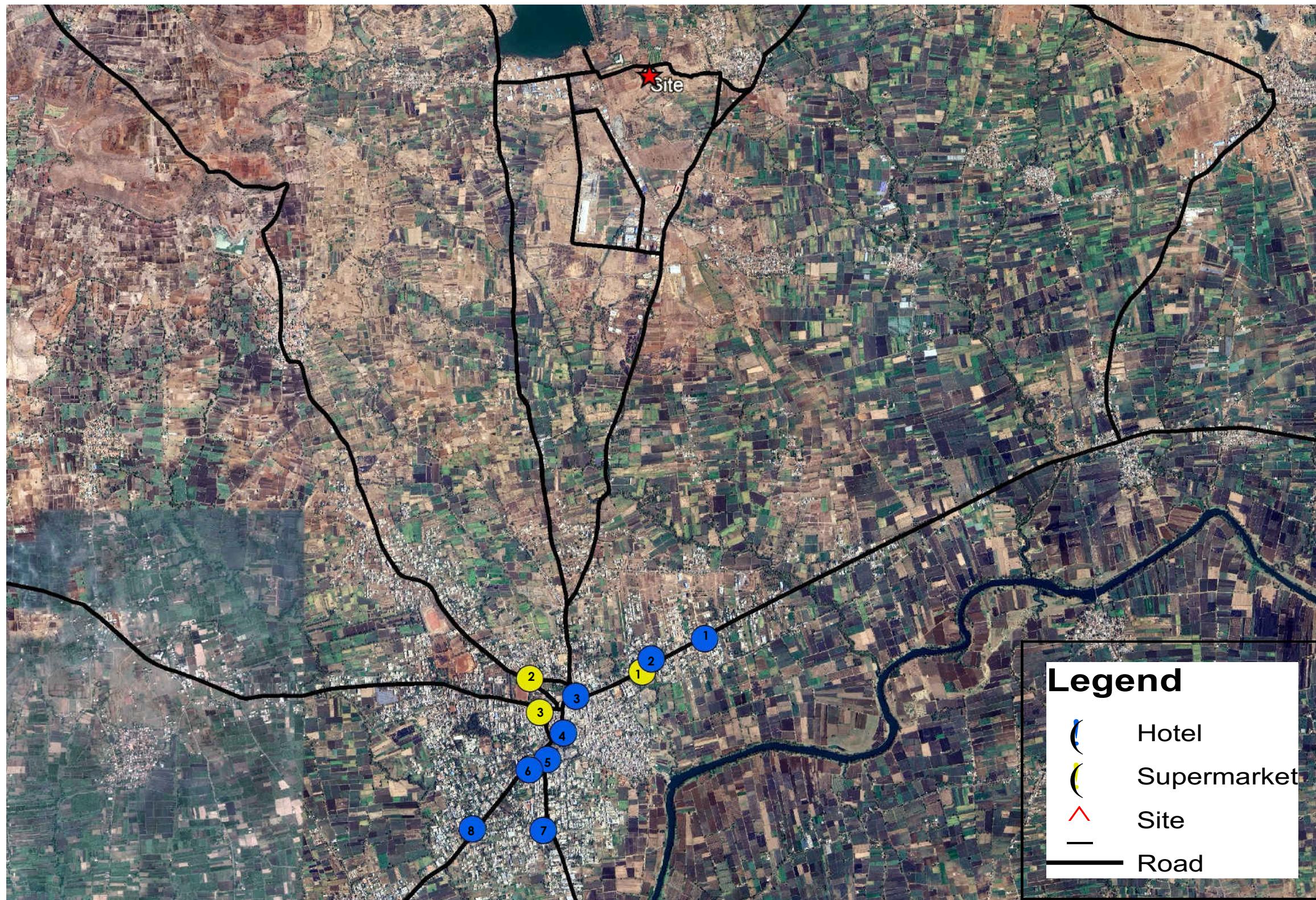
Hospital

1. Swarajya Multispeciality Hospital Gadchinglaj
2. Janai Multispecialty Hospital and Research Center
3. Parvati Hospital, Gadchinglaj
4. Kolhapures Speciality Hospital
5. Sunrise Multispeciality Hospital Gadchinglaj
6. Birje Hospital
7. Mahant Multispeciality Hospital Gadchinglaj
8. Sub District Hospital, Gadchinglaj
9. Chirayu Hospital, Dr. M.S. Belgudri (MS Surgeon)
10. Mane Hospital
11. Desai Hospital
12. Dr. Hattaraki Hospital
13. Tara Nursing Home
14. Seva Sadan Multispeciality Hospital
15. Ganga Hospital
16. Apex Hospital Gadchinglaj



4.1 Micro Market Overview

4.1.10. Physical Infrastructure

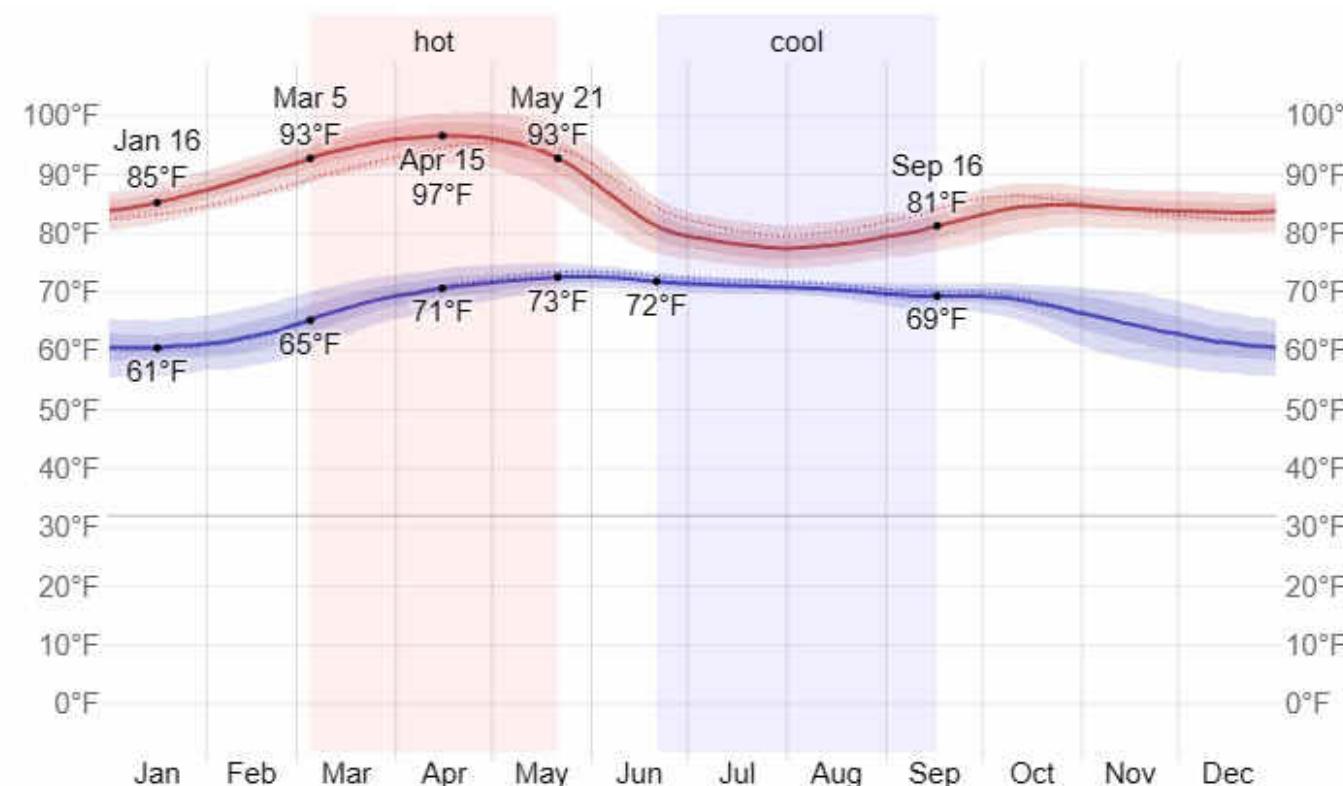




4.1 Micro Market Overview

4.1.11. Climate

Average High and Low Temperature in Gadhinglaj

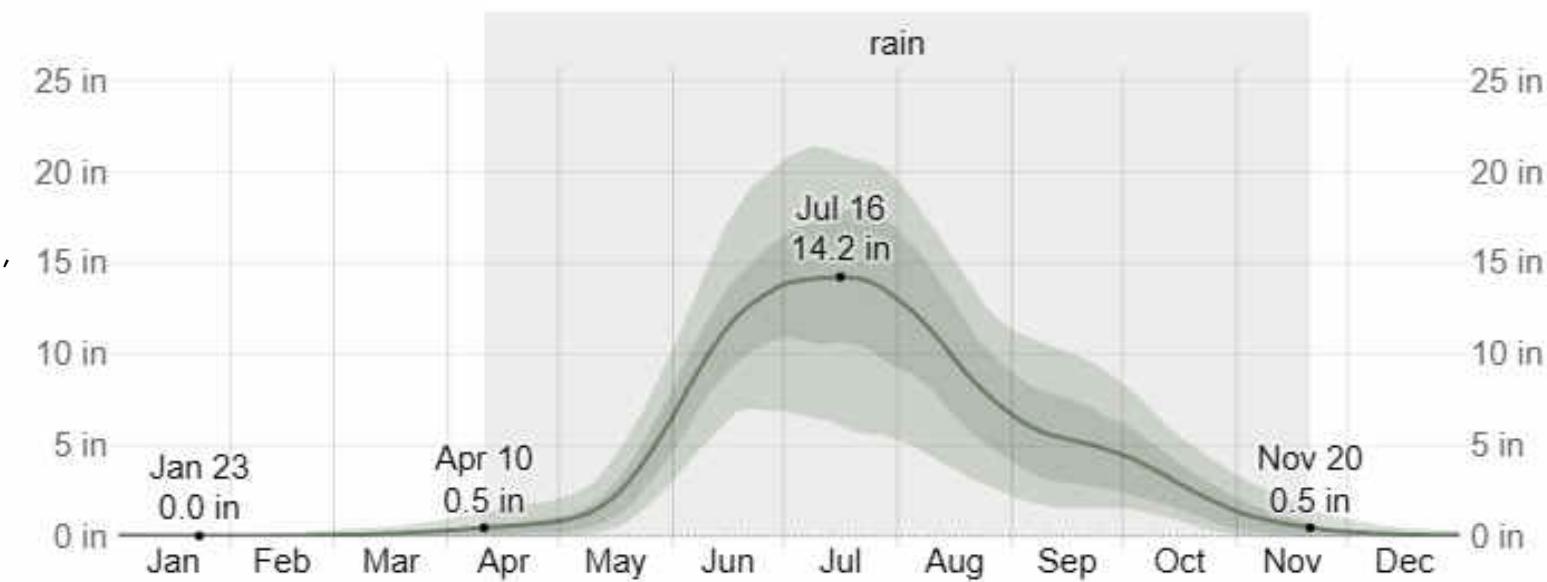


The hot season lasts for 2.5 months, from March 5 to May 21, with an average daily high temperature above 93°F. The hottest month of the year in Gadhinglaj is April, with an average high of 96°F and low of 71°F. The cool season lasts for 2.9 months, from June 21 to September 16, with an average daily high temperature below 81°F. The coldest month of the year in Gadhinglaj is December, with an average low of 61°F and high of 84°F.

Average	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High	85°F	90°F	94°F	96°F	93°F	83°F	78°F	78°F	81°F	85°F	84°F	84°F
Temp.	72°F	76°F	80°F	82°F	81°F	76°F	74°F	74°F	74°F	76°F	74°F	72°F
Low	61°F	63°F	67°F	71°F	72°F	72°F	71°F	70°F	69°F	68°F	65°F	61°F

Average Monthly Rainfall in Gadhinglaj

To show variation within the months and not just the monthly totals, we show the rainfall accumulated over a sliding 31-day period centered around each day of the year. Gadhinglaj experiences extreme seasonal variation in monthly rainfall. The rainy period of the year lasts for 7.3 months, from April 10 to November 20, with a sliding 31-day rainfall of at least 0.5 inches. The month with the most rain in Gadhinglaj is July, with an average rainfall of 14.2 inches. The rainless period of the year lasts for 4.7 months, from November 20 to April 10. The month with the least rain in Gadhinglaj is January, with an average rainfall of 0.0 inches.





4.1 Micro Market Overview

4.1.12. SWOT Analysis of Gadhwanglaj

Strengths:

- **Strategic Location & Connectivity:** Close to Goa, Sindhudurg, Kolhapur; strong road, rail, and airport access (Belgaum – 75 km).
- **Industrial & Agricultural Base:**
 - Key sectors: sugar, red chili, jaggery, and trade.
 - MIDC presence with growing textile industry and investments (e.g., Grinex).
- **Robust Infrastructure & Civic Amenities:**
 - Efficient municipal council, good roads, 24x7 power, solar streetlights.
 - Reliable water supply (Hirankeshi River), firefighting, healthcare, education, banking.

Opportunities:

- **Industrial Diversification:** Promote food processing, niche leather goods, and light manufacturing.
- **Tourism Development:** Explore agri-tourism, cultural tourism, eco-tourism (Western Ghats).
- **Skill & Education Hub:** Expand training institutes and higher education facilities.
- **Infrastructure Enhancement:** Utilize government schemes like Bharatmala for connectivity.



Weaknesses:

- **Over-dependence on Agriculture:** Vulnerable to climate and price fluctuations.
- **Lack of High-Tech Industry:** Limited presence of modern sectors like IT or advanced manufacturing.
- **Skill Gaps:** Mismatch between local skillsets and industry needs.

Threats:

- **Regional Competition:**
 - Investment and talent attraction challenged by cities like Kolhapur and Belgaum.
- **Market & Economic Volatility:**
 - Price fluctuations in crops; macroeconomic downturns.
- **Climate Change Impact:**
 - Threat to agricultural sustainability and water security.

5. Site Assessment

- 5.1 About Subject Site
- 5.2 Site Terrain
- 5.3 Site Photograph
- 5.4 Site Characteristics
- 5.5 Land use Map
- 5.6 Historic Growth of Site
- 5.7 Proximity to Demand Generators
- 5.8 SWOT Analysis of subject Property
- 5.9 Risk factors for development
- 5.10 Site visit Photograph



5.1 About Subject Site

Access to Subject Property

The Subject Property is abutted by roads on the front side. The front side is accessed from a main road that is 6 m. Of right of way. The road in front connects MIDC Gadchinglaj to Shendri village. Surroundings have been developed as industrial sites, warehouses & factories and a few schools & colleges around the site.

Visibility of subject property from Access roads

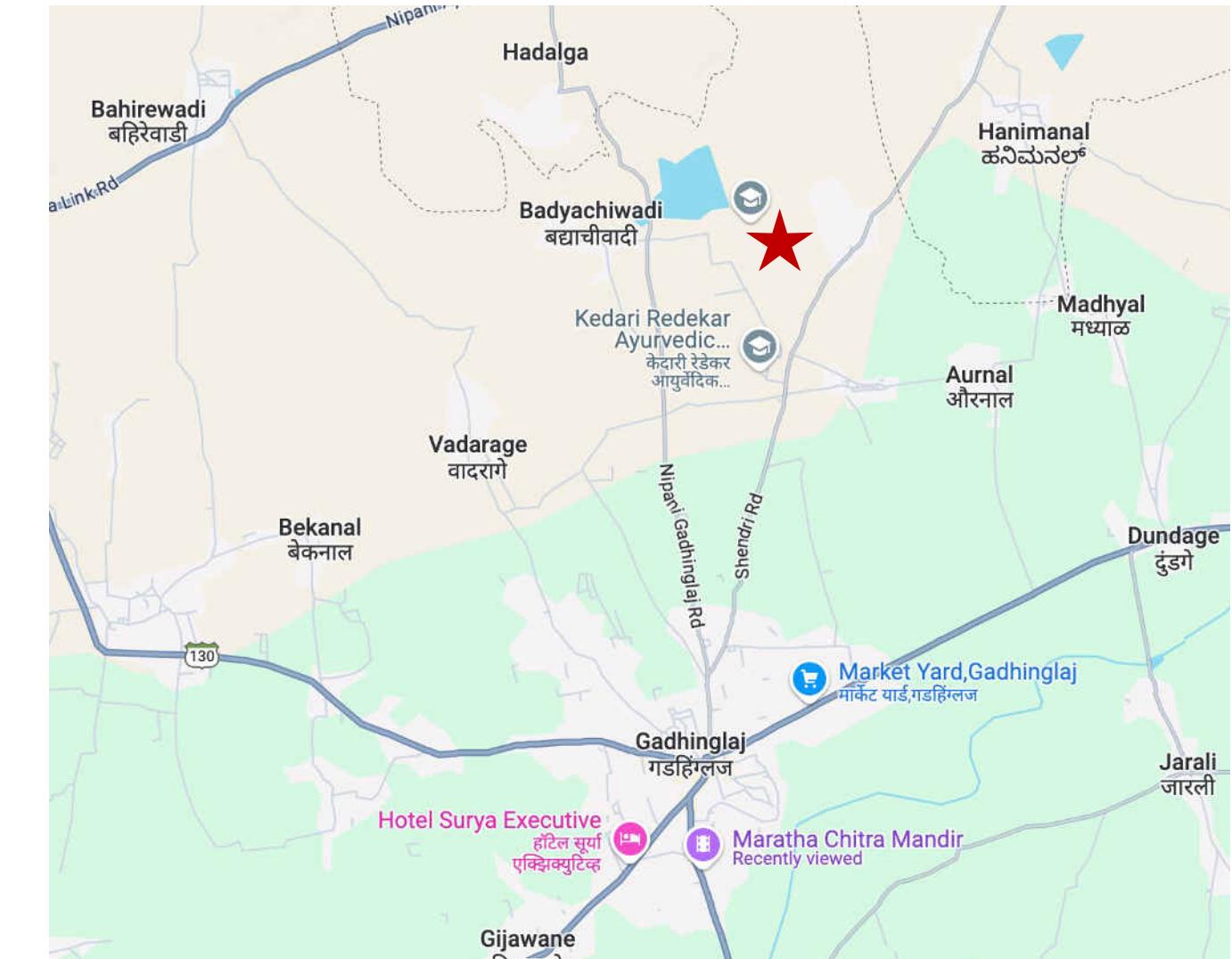
The project site has good frontage on the main linking road with a maximum frontage of approximately 200m. The site has an excellent view being on a road-connected plot.

Current status of subject property

The project site is currently a vacant land parcel.

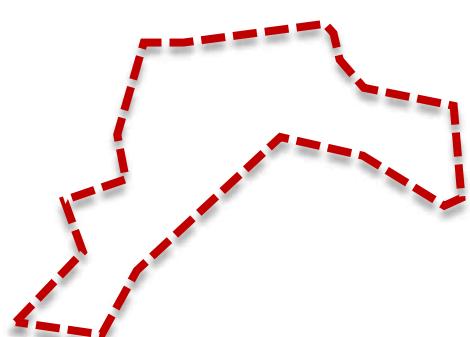


Subject Property Location & Photographs





5.2 Site Terrain

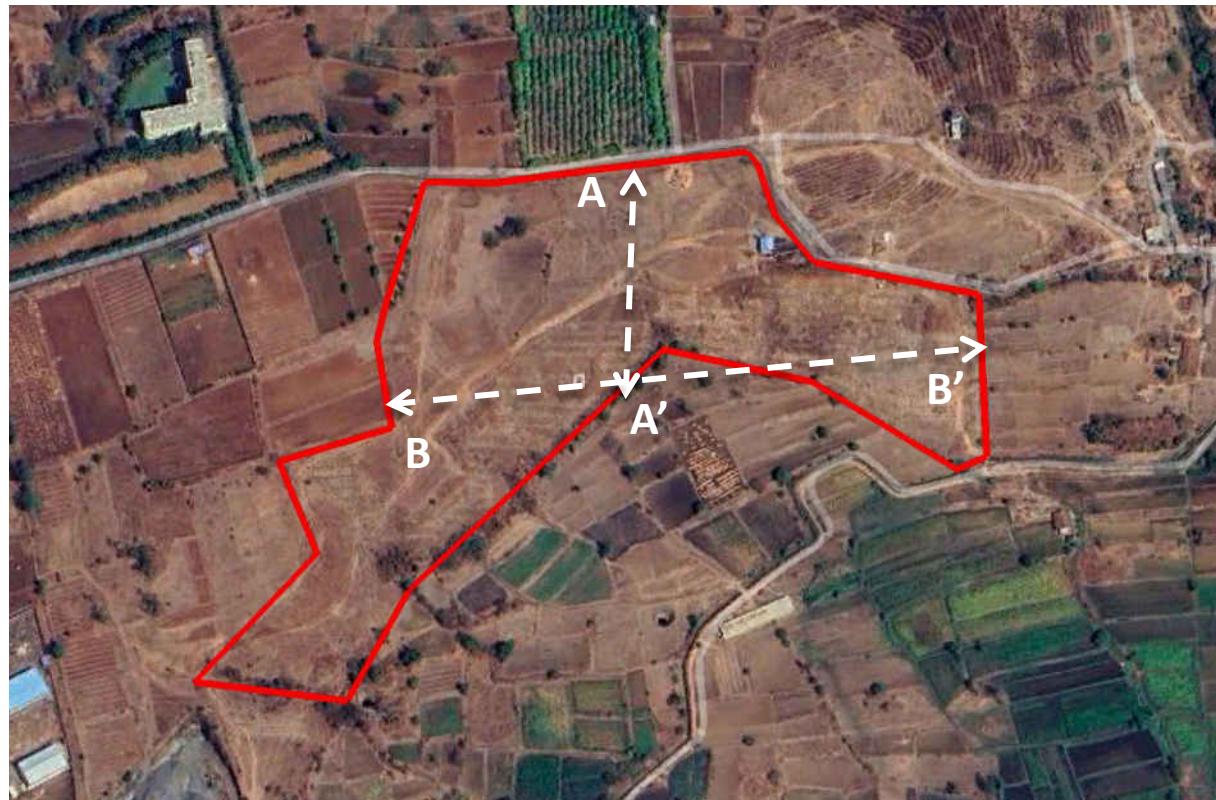


Length: ~380 m
Width: ~340 m

Area:
 16 acres
 64,750 sq.m



Terrain Profile:
 Terrain 5m to 15m

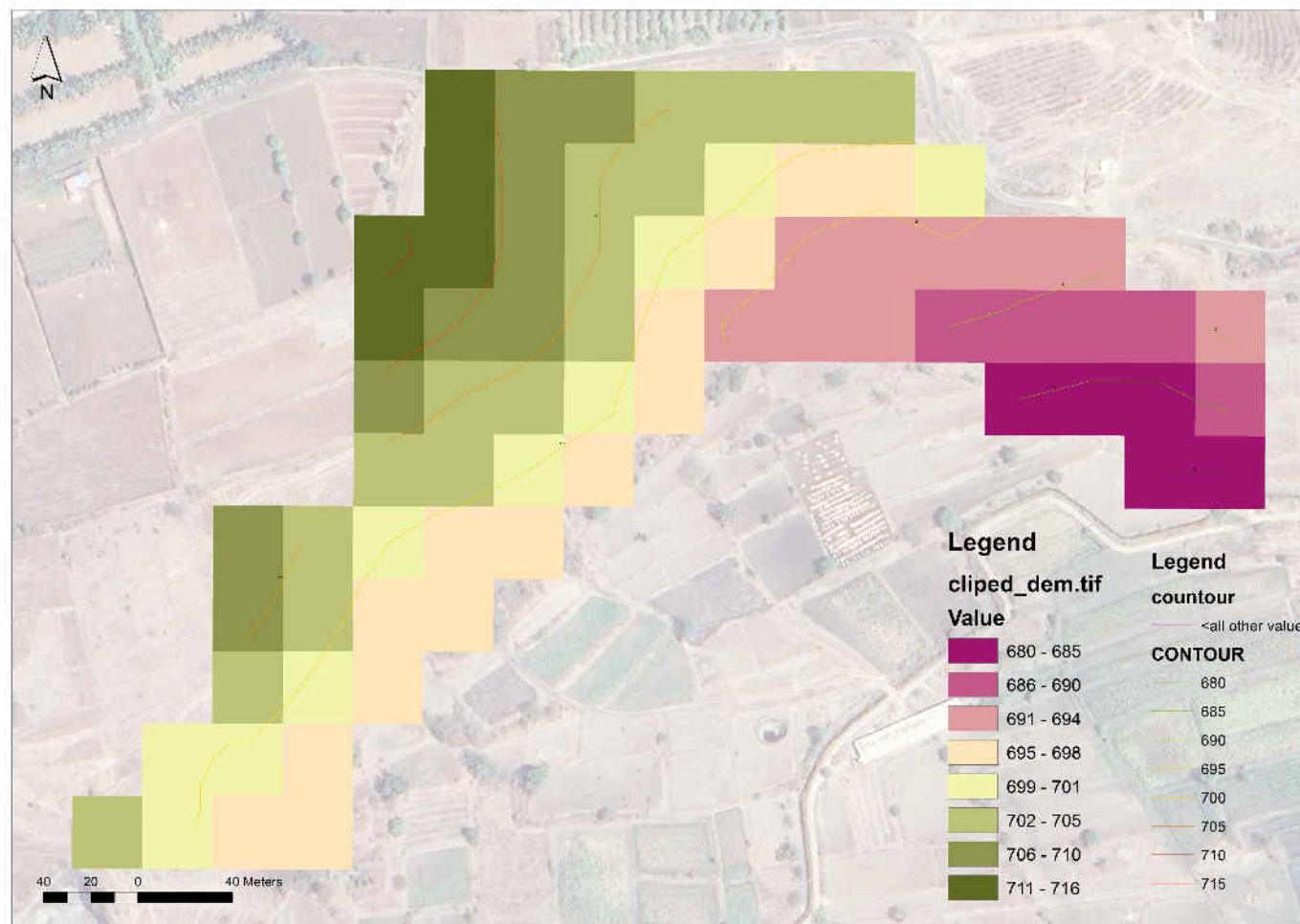




5.2 Site Terrain

The elevation is categorized into eight ranges:

- 680–685 m (dark maroon)
- 686–690 m (purple)
- 691–694 m (pink)
- 695–698 m (light yellow)
- 699–701 m (yellow-green)
- 702–705 m (light green)
- 706–710 m (olive green)
- 711–716 m (dark green)



It is evident that the eastern part of the site (right side) is at a lower elevation (around 680–690 meters), while the elevation increases towards the western side (left side), reaching up to 716 meters. Contour lines (in red and orange) are overlaid to show elevation gradients at regular intervals (5 meters), highlighting slope transitions across the site.





5.3 Site Photograph

Subject Property Imagery

Present photography of Site and surroundings.



West Side



South Side



Approach Road towards Shendri



Approach Road towards MIDC



East Side



5.4 Site Characteristics

Subject Property

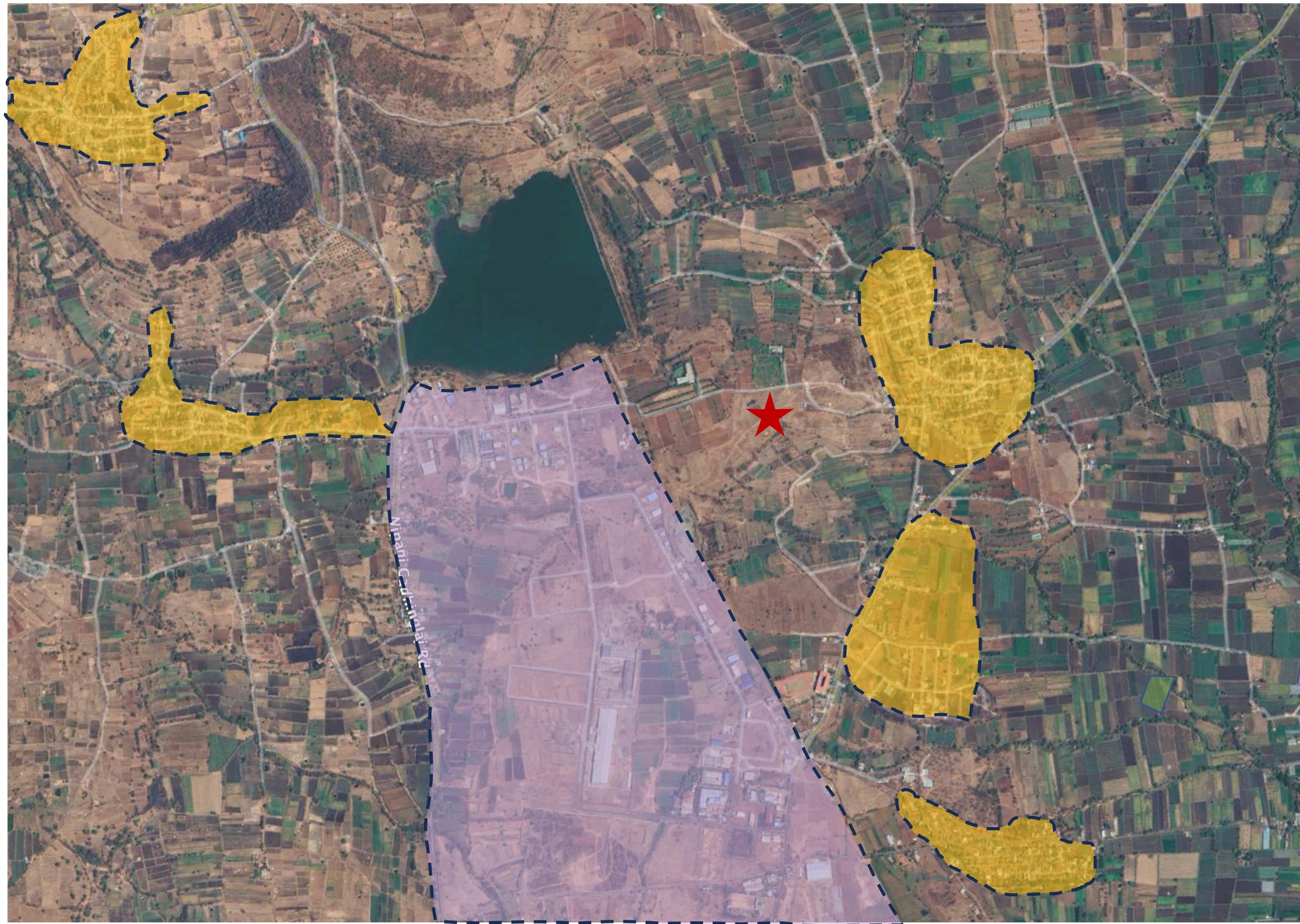


Detailed Fact Sheet

1	<i>Plot Area</i>	64749.7	<i>Sq.mts</i>
2	<i>Built Up Potential</i>	71224.67	<i>Sq.mts</i>
3	<i>FSI permissible</i>	1.1	
	<i>Road Width</i>		
4	<i>Front side</i>	Two lane approx. 3 Mts	
	<i>proposed Rear Side(internal road)</i>	Two lane approx. 9 Mts	
5	<i>High Tension cable</i>	Near by plot	
6	<i>Nala crossing</i>	NA	
7	<i>Terrain</i>	Hill	
8	<i>Zoning</i>	Agricultural	
9	<i>Shape of plot</i>	-	
	<i>Depth of plot</i>		
10	<i>Long side</i>	Approx. 500 m	<i>Mts</i>
	<i>Short side</i>	100 m	<i>Mts</i>
	<i>Frontage</i>		
11	<i>front side</i>	Approx 200 m	<i>Mts</i>
	<i>Rear Side(internal road)</i>	Approx 500 m	<i>Mts</i>



5.5 Land Use Map



Residential
Industrial-
warehouse
Subject
Property



5.6 Historic Growth of Site

In 2010, the area was primarily agricultural with sparse infrastructure and very few buildings. The road network was visible but largely undeveloped, and the landscape was dominated by open fields and farmland.

By 2015, the initial stages of development began to appear. Some construction activity of *Sai International School, Gadhinglaj* and *E.B. Gadkari Homeopathic Medical College* can be seen near the waterbody, and a few scattered buildings emerged, indicating early urban expansion and conversion of agricultural land into plots for future development.

In 2020, the development accelerated noticeably. Several new structures appeared, particularly along the road network and closer to the lake. This indicates an increase in urban demand, possibly due to *MIDC planned development projects or growing population needs*. Agricultural patches began shrinking as more land was converted into *Industrial and institutional plots*.

By 2025, the site has undergone substantial transformation. Dense clusters of buildings are visible, especially in the western and central parts of the Site. The area shows signs of planned urbanization, with an expanded and well-defined road network, more built-up areas, and reduced green cover.



2010



2015



2020

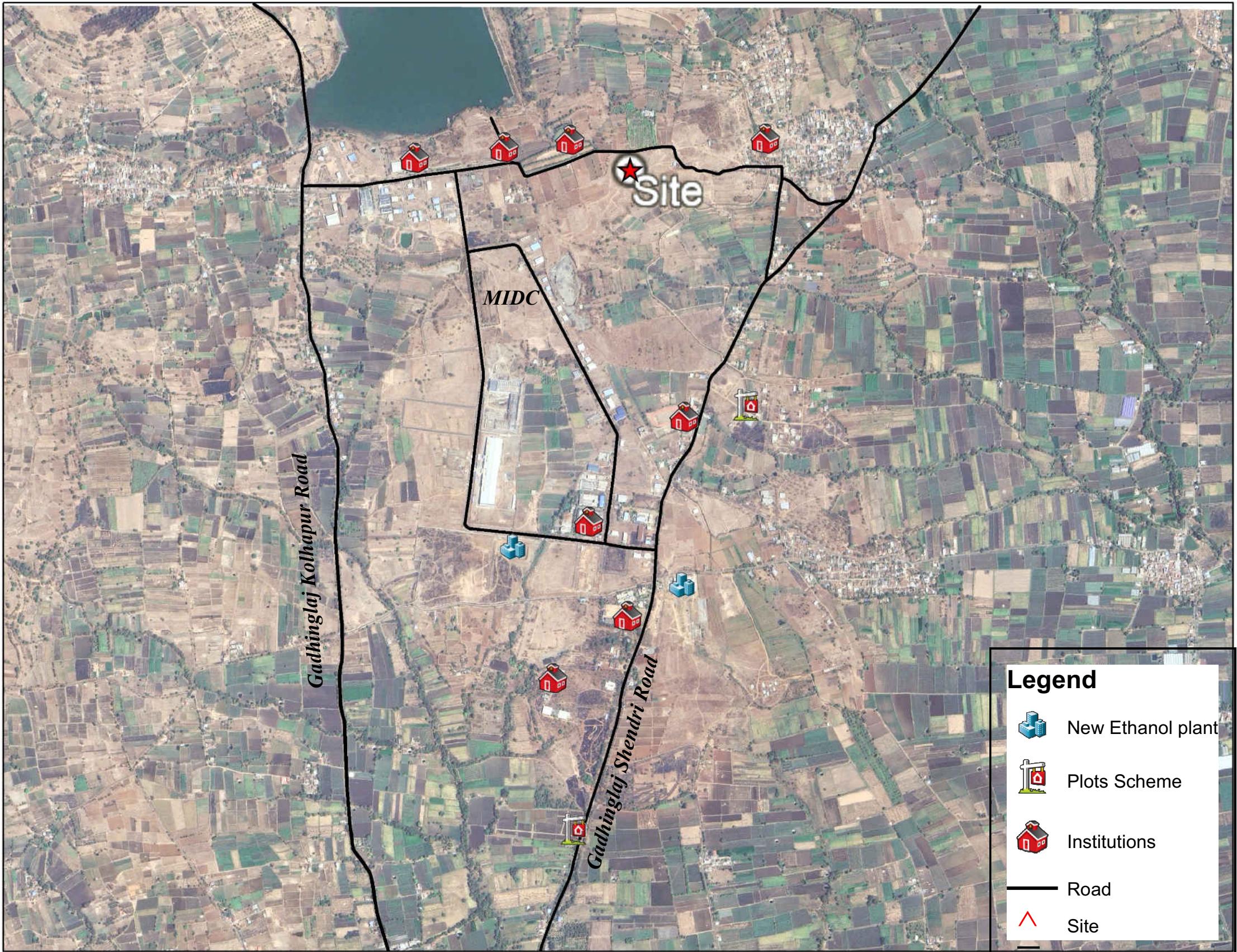


2025



5.7 Proximity to Demand Generators

Proximity to Infrastructure



Proximity to notable destinations

Destination	km
Sai International School	0.11
Narasu Patil College of Physiotherapy	0.40
E.B. Gadkari Homeopathic Medical College & Hospital	0.70
Vidya Mandir, Shendri	0.70
Jagruti Shikshanshastra Mahavidyalaya, Gadhinglaj	1.50
Plots Scheme 1	1.50
New Ethanol plan 1	1.80
Kedari Redekar Ayurvedic Mahavidyalaya	2.00
New Ethanol plan 2	2.20
Sarvodaya Public School	2.40
I.T.I., Gadhinglaj	3.00
Plots Scheme 2	3.40



5.8 SWOT Analysis of subject Property

Strengths:

- **Proximity to Gadhwaj MIDC:** Ideal for industrial, logistics, or service-based activities.
- **Good Road Connectivity:** Accessible via Shendri Road and nearby NH-548H; connects to Kadgaon, Dundage, and Gadhwaj city.
- **Availability of Utilities:** Likely access to MIDC infrastructure such as water, electricity, and waste management.
- **Proximity to Urban Centers:** Close to Gadhwaj town, providing a local workforce and access to markets.

Opportunities:

- **Mixed-Use Potential:** Can integrate residential plots, a small Hotel, creating a self-sustaining node.
- **Industrial Expansion:** Scope for developing warehouses, ancillary industries, or light manufacturing as MIDC grows.
- **Connectivity:** Golden quadrilateral (Mumbai-Bangalore), Shaktipeeth Expressway



Weaknesses:

- **Infrastructure Pressure:** Existing roads may become congested with increased industrial or mixed-use development.
- **Level Terrain:** Likely to be relatively hilly (as per regional topography), increasing site development costs.
- **Limited Social Infrastructure Nearby:** The immediate area lacks dense residential or commercial amenities.

Threats:

- **Regulatory Hurdles:** Zoning and environmental clearance may delay certain uses.
- **Water Availability Risks:** High water demand for industrial use may not be sustainable in peak dry seasons.
- **Competition:** Other nearby plots in MIDC may offer better access or incentives.
- **Encroachment Risk:** If not properly fenced or secured, land near village edges may face informal use.



5.9 Risk factors for development

Absorption Rate

The catchment area lacks large-scale industrial investment, which may lead to less absorption of different asset classes inventory.

Regulatory Norms

Change in Regulatory norms, as the site is located near an industrial zone, may lead to huge payouts and a change in design as per the approving authorities.

Other

Demographic Risk

Social security service

Delay in Infrastructure

Delay in site development and making the facility operational will lead to a delay in income generation and an increase in interest payout

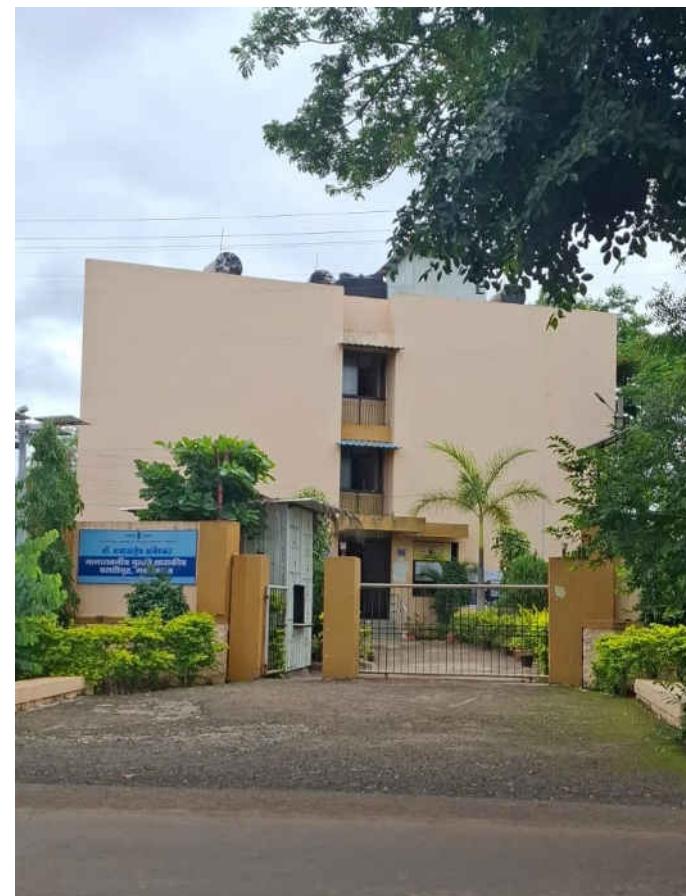
Construction time

Risk of Natural disasters, Bankruptcy of investors, etc. may lead to appeal of force majeure clause

Force Majeure



5.10 Site visit Photograph

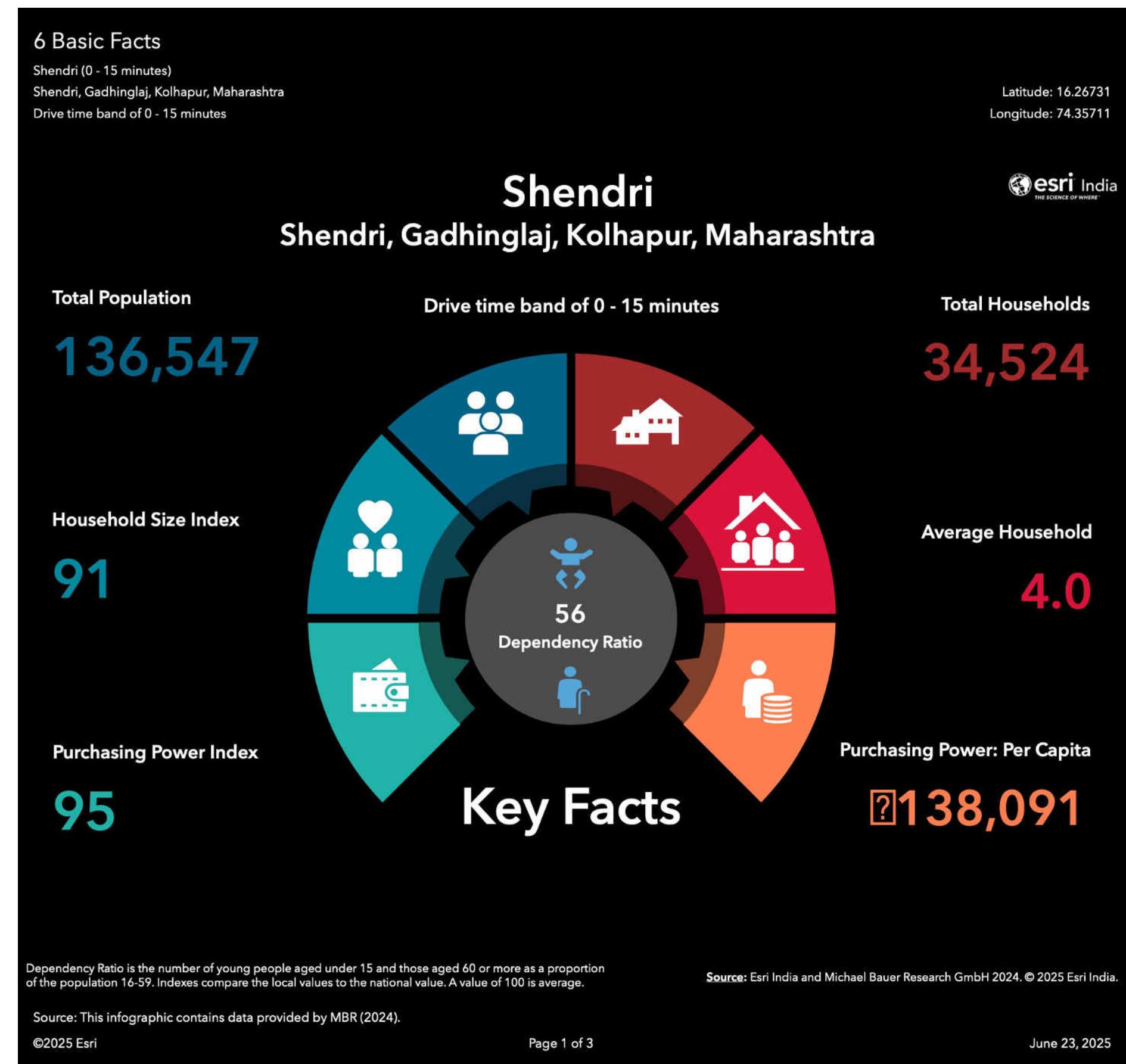




6. Advance GIS analysis

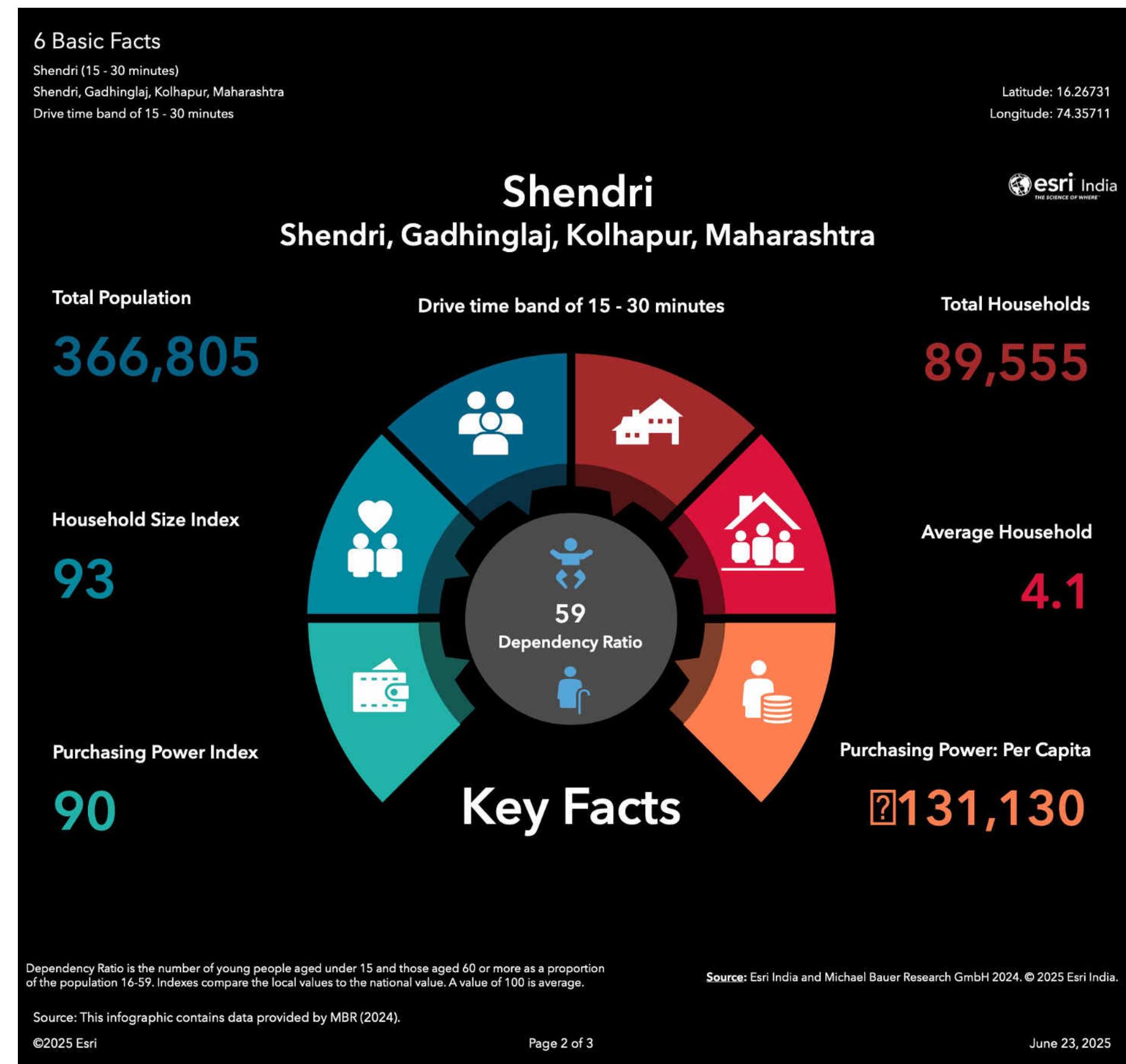


6 Basic Facts



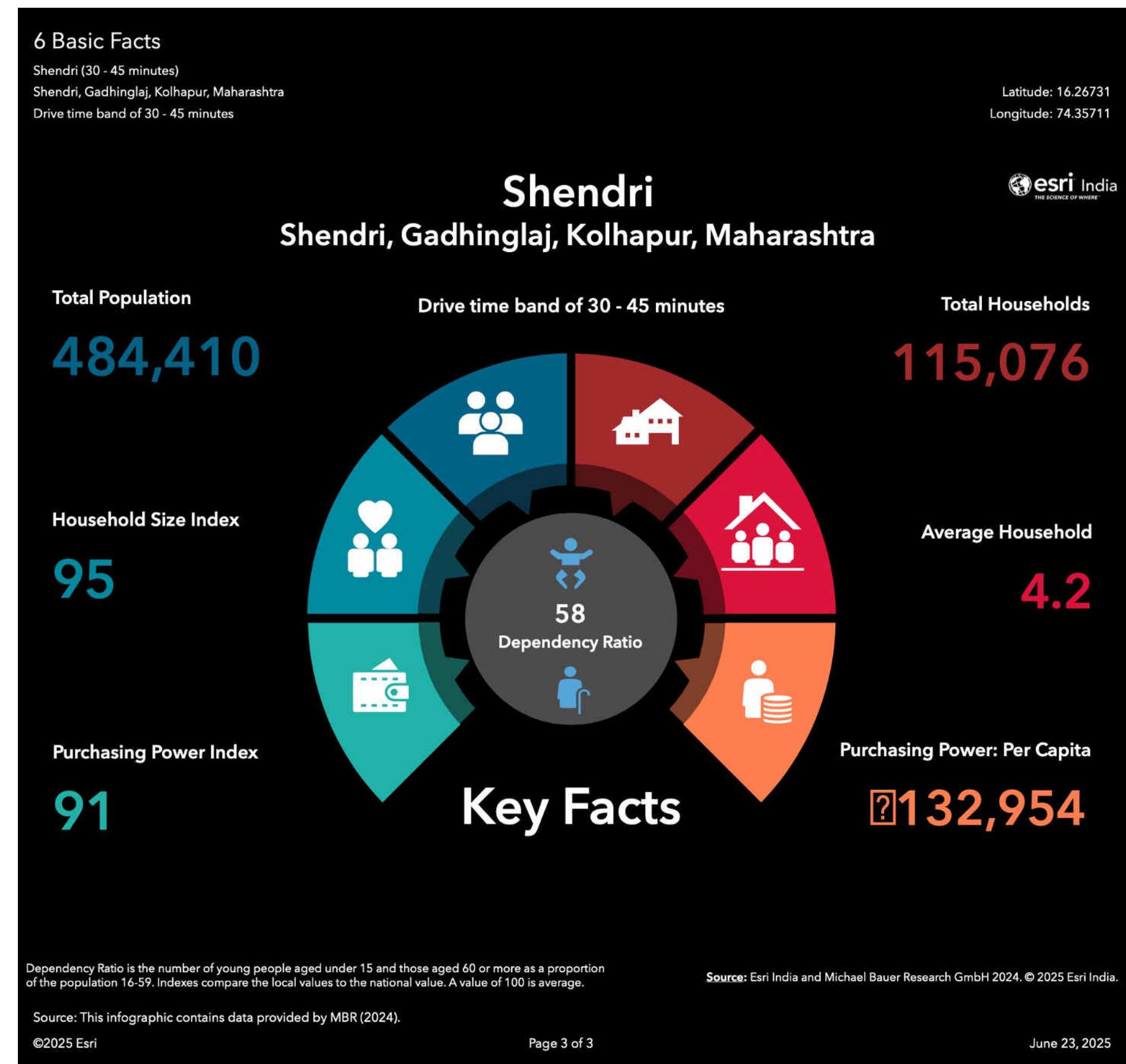


6 Basic Facts





6 Basic Facts





Facts

Facts

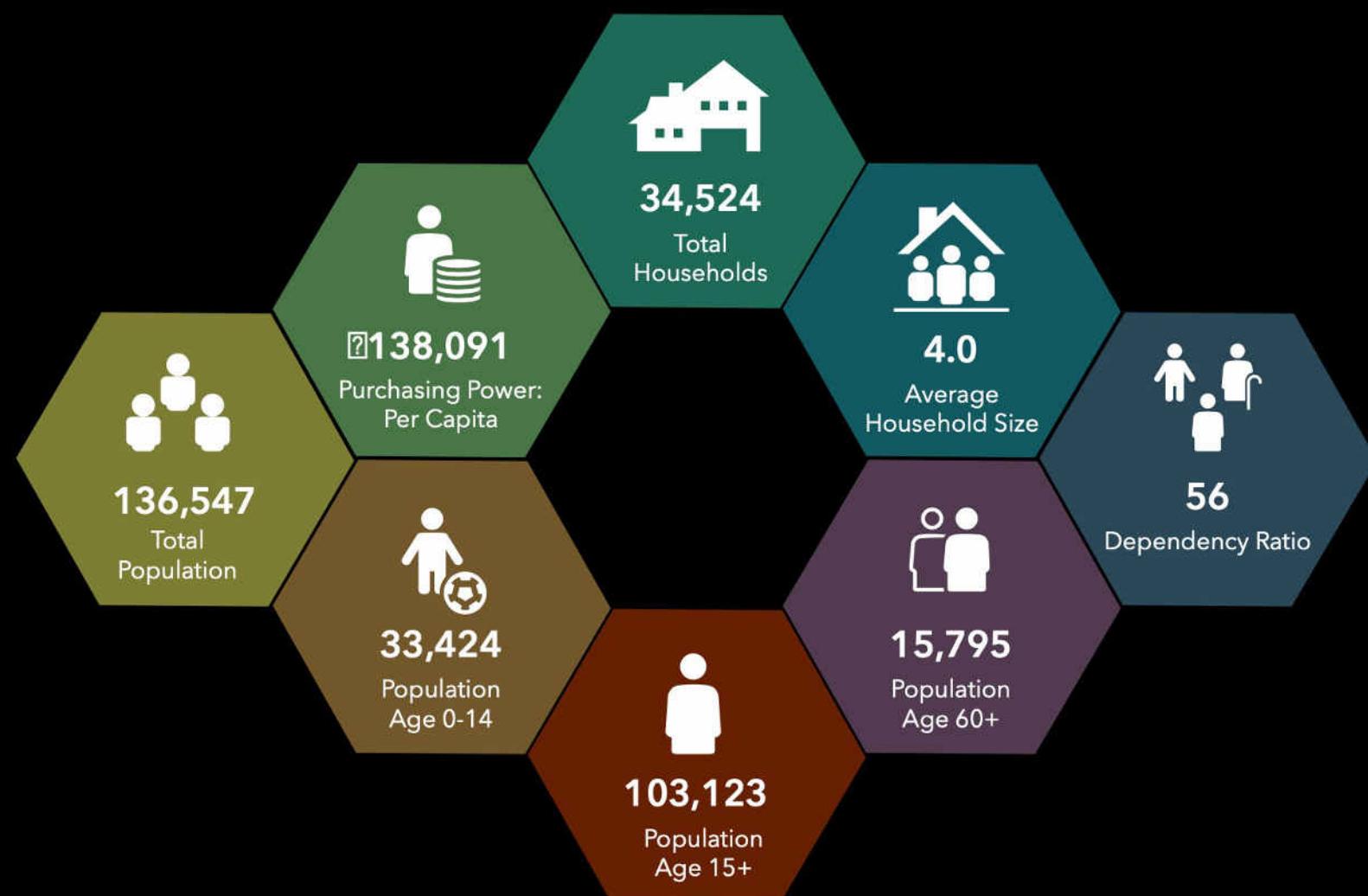
Shendri (0 - 15 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 0 - 15 minutes

Prepared by Esri
 Latitude: 16.26731
 Longitude: 74.35711

Shendri

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 0 - 15 minutes



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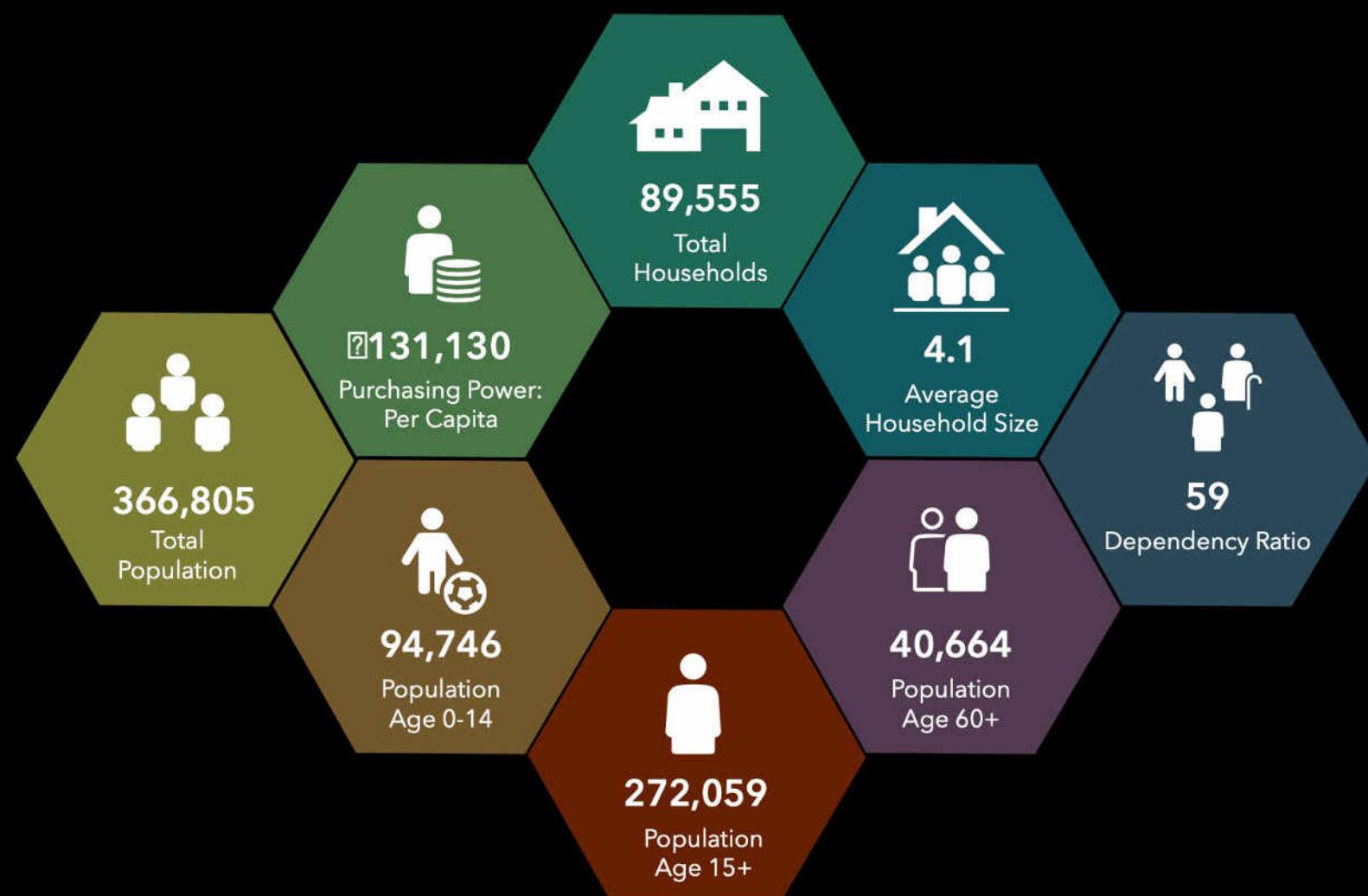
Shendri (15 - 30 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 15 - 30 minutes

Prepared by Esri
 Latitude: 16.26731
 Longitude: 74.35711

Shendri

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 15 - 30 minutes



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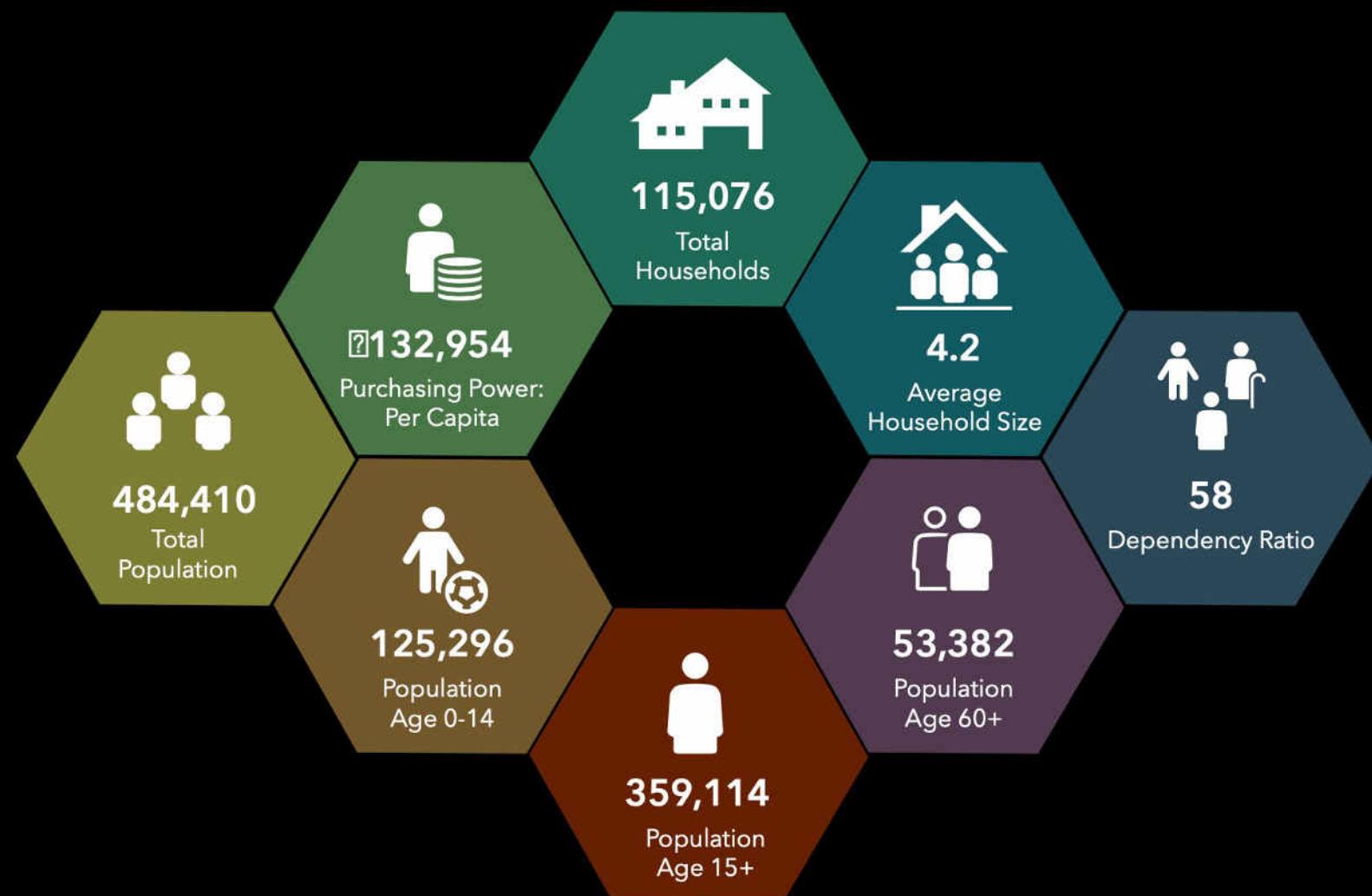
Shendri (30 - 45 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 30 - 45 minutes

Prepared by Esri
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 Longitude: 74.35711

Shendri

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 30 - 45 minutes



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Basic Facts

Basic Facts

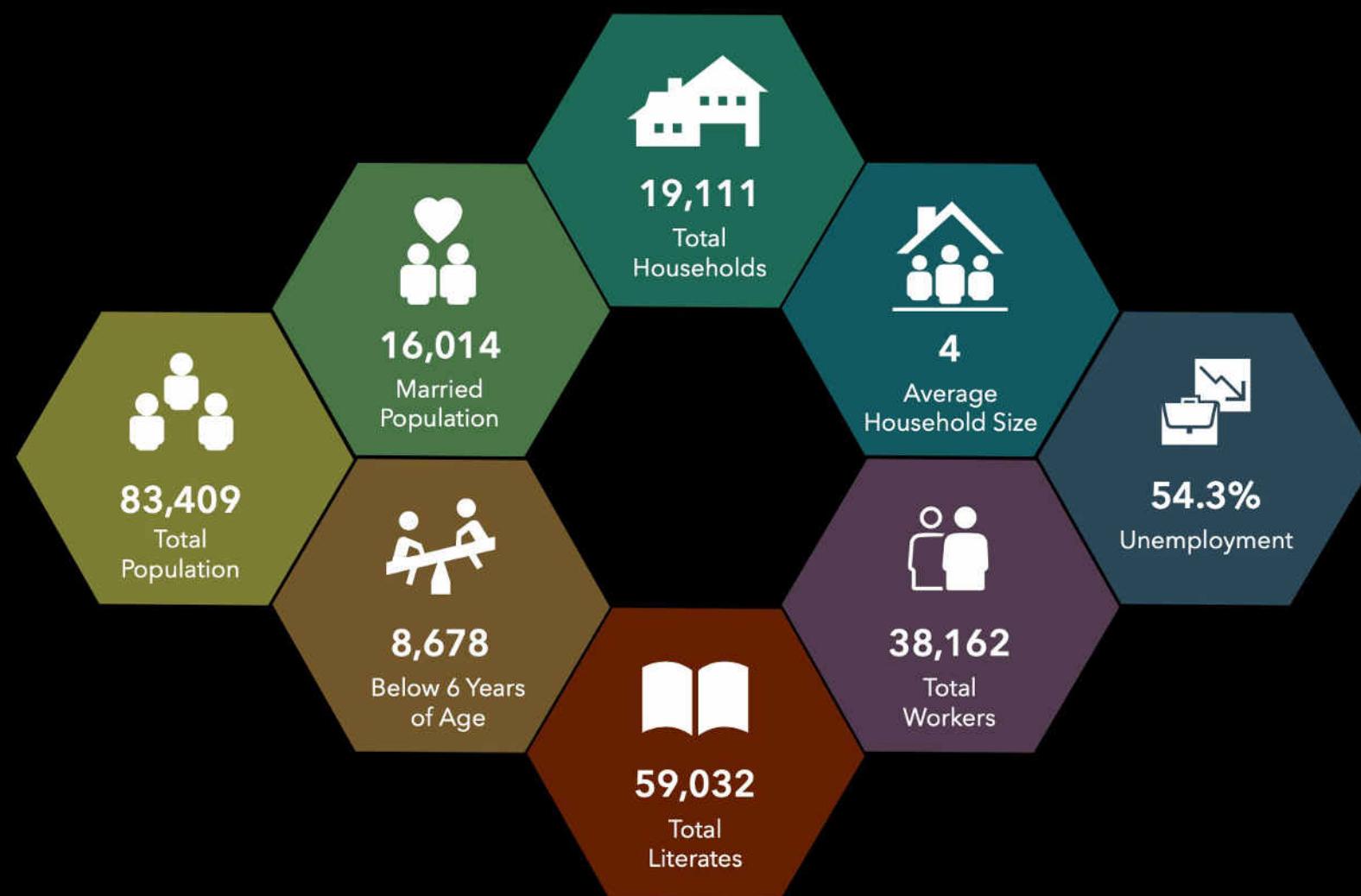
Shendri (0 - 15 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 0 - 15 minutes

Latitude: 16.26731
 Longitude: 74.35711

Shendri

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 0 - 15 minutes



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Source: This infographic contains data provided by Census of India (2011).

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Basic Facts

Basic Facts

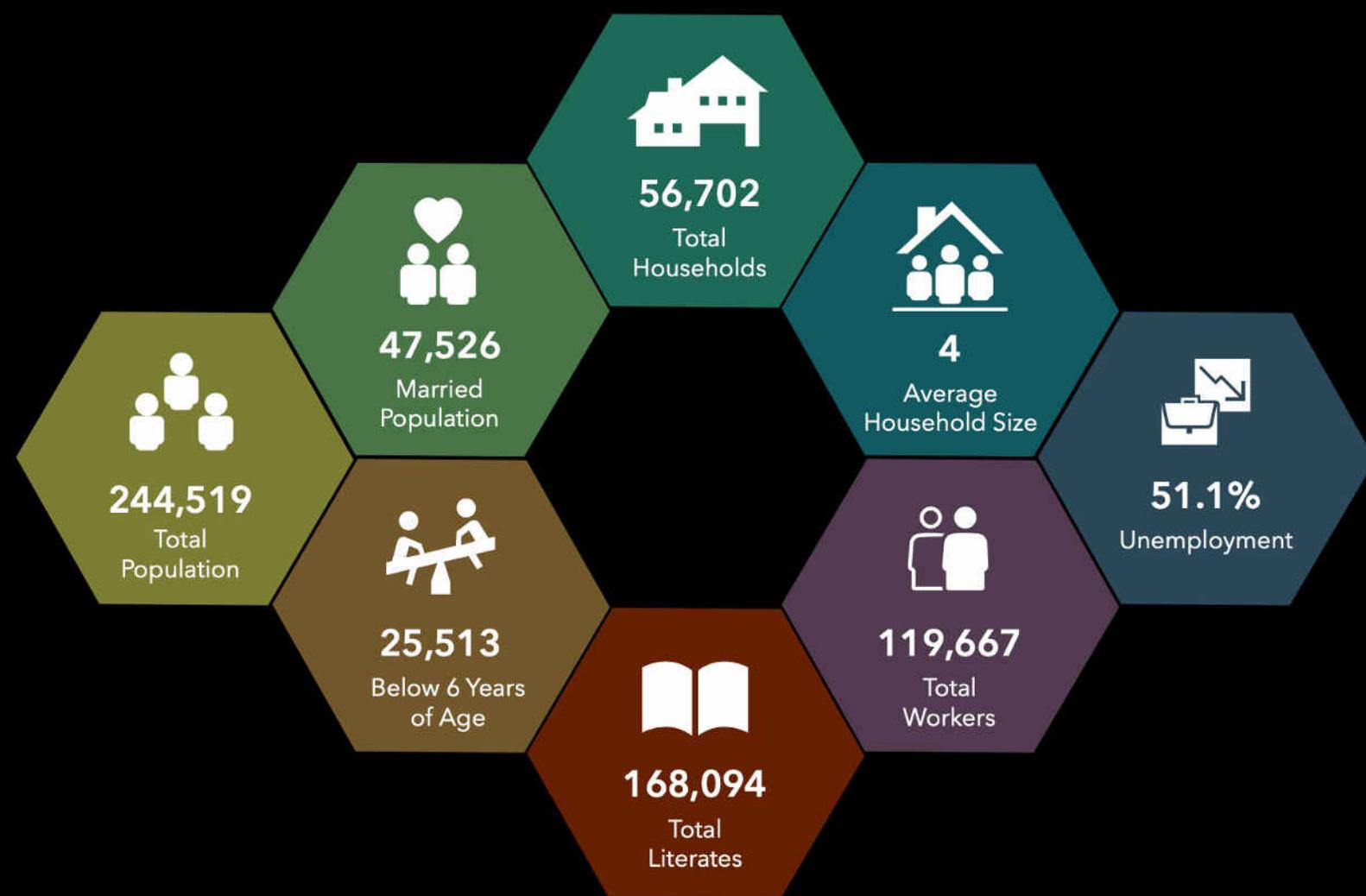
Shendri (15 - 30 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 15 - 30 minutes

Latitude: 16.26731
 Longitude: 74.35711

Shendri

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 15 - 30 minutes



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June 23, 2025



Basic Facts

Basic Facts

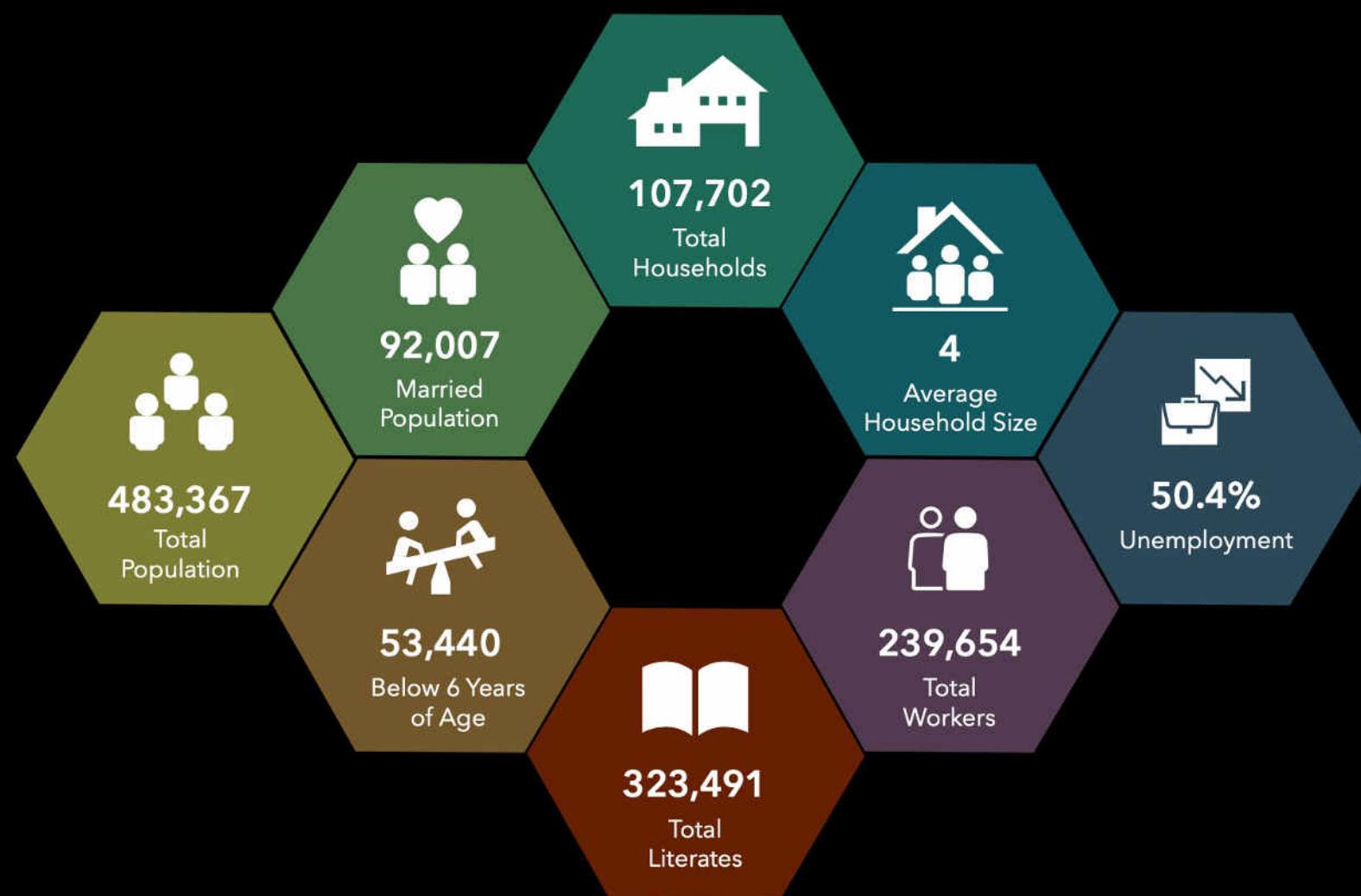
Shendri (30 - 45 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 30 - 45 minutes

Latitude: 16.26731
 Longitude: 74.35711

Shendri

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 30 - 45 minutes



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Demographics Summary

Demographics Summary

Shendri (0 - 15 minutes)
 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 0 - 15 minutes

Prepared by Esri
 Latitude: 16.26731
 Longitude: 74.35711

Demographics Summary

Shendri
 Drive time band of 0 - 15 minutes

136,547
 Total Population

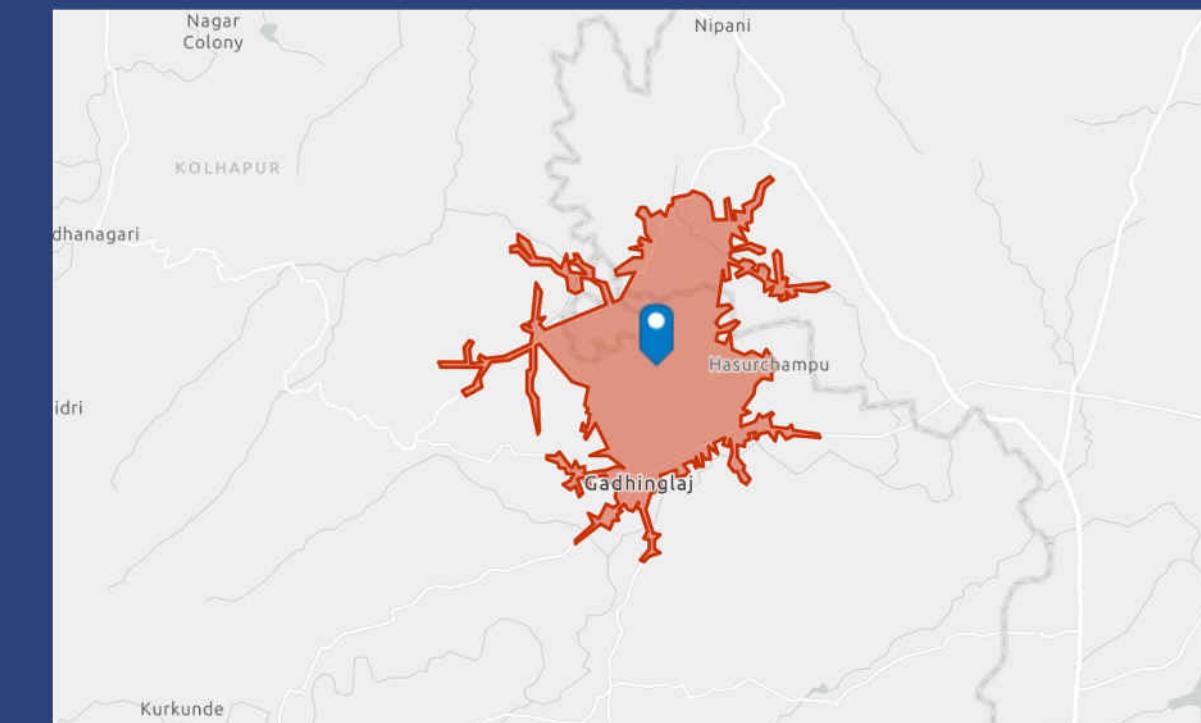
34,524
 Total Households

₹18,855,898,095
 Purchasing Power Total

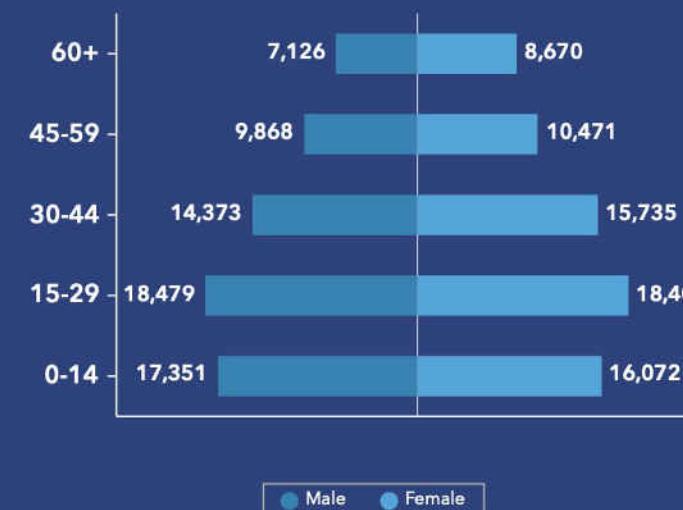
₹138,091
 Purchasing Power Per Capita

69,350
 Total Female

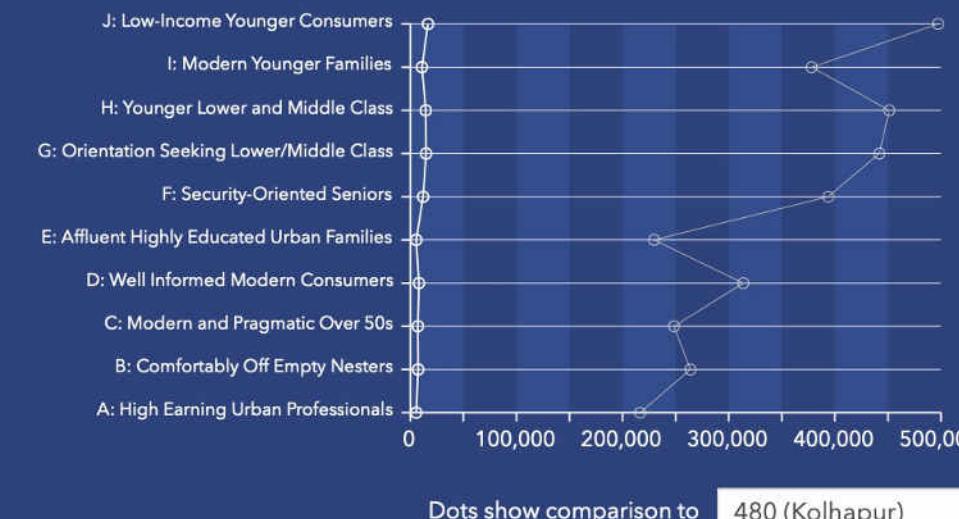
67,197
 Total Male



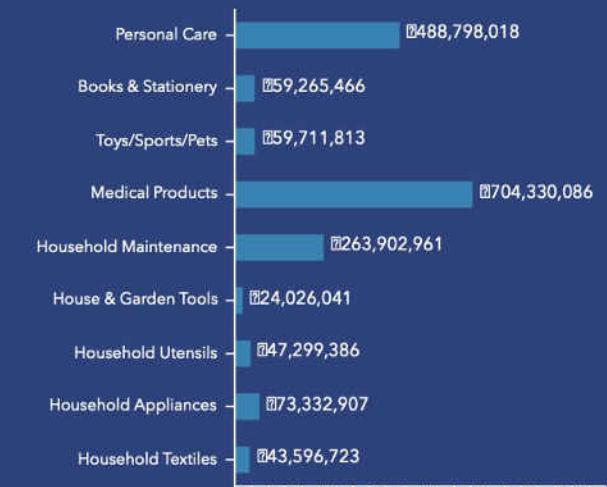
Age Gender Population



Consumer Styles Distribution



Total Expenditures



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Demographics Summary

Demographics Summary

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 Shendri, Gadhinglaj, Kolhapur, Maharashtra
 Drive time band of 15 - 30 minutes

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Demographics Summary

Shendri
 Drive time band of 15 - 30 minutes

366,805
 Total Population

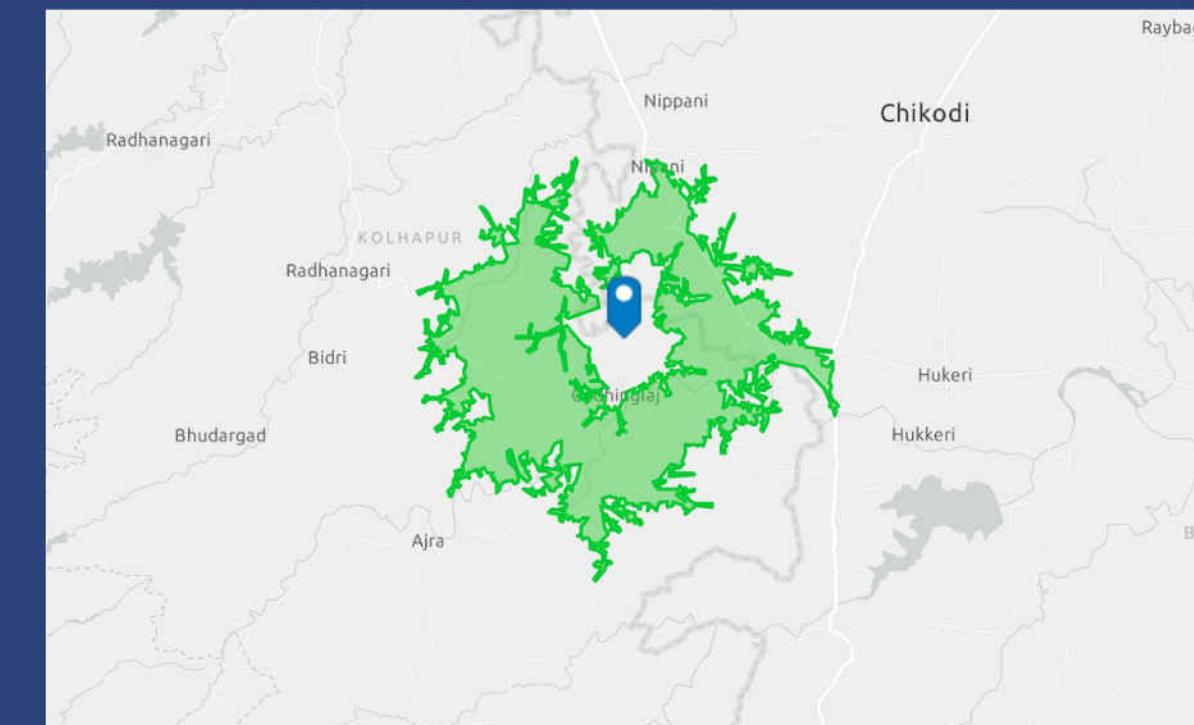
₹48,099,137,046
 Purchasing Power Total

184,624
 Total Female

89,555
 Total Households

₹131,130
 Purchasing Power Per Capita

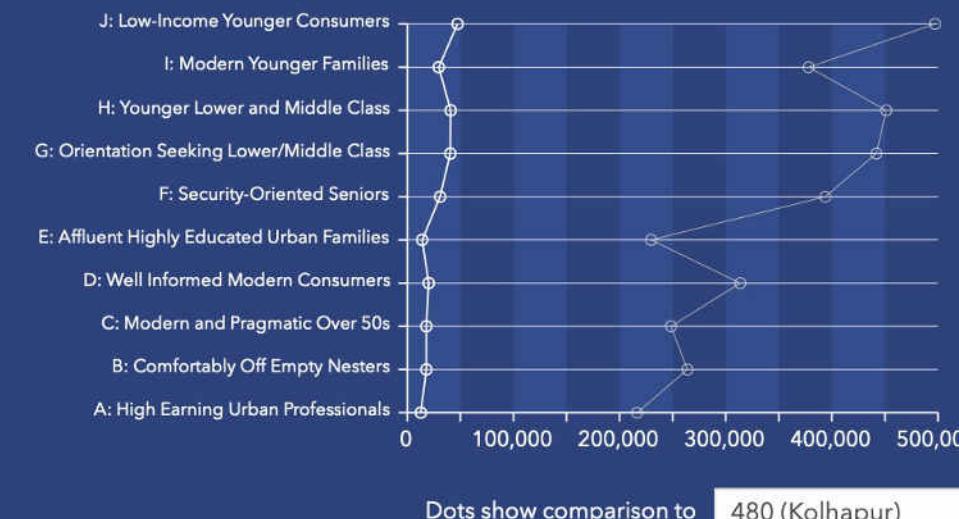
182,181
 Total Male



Age Gender Population



Consumer Styles Distribution



Total Expenditures



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Demographics Summary

Demographics Summary

Shendri (30 - 45 minutes)
 Shendri, Gadchinglaj, Kolhapur, Maharashtra
 Drive time band of 30 - 45 minutes

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Demographics Summary

Shendri
 Drive time band of 30 - 45 minutes

484,410
 Total Population

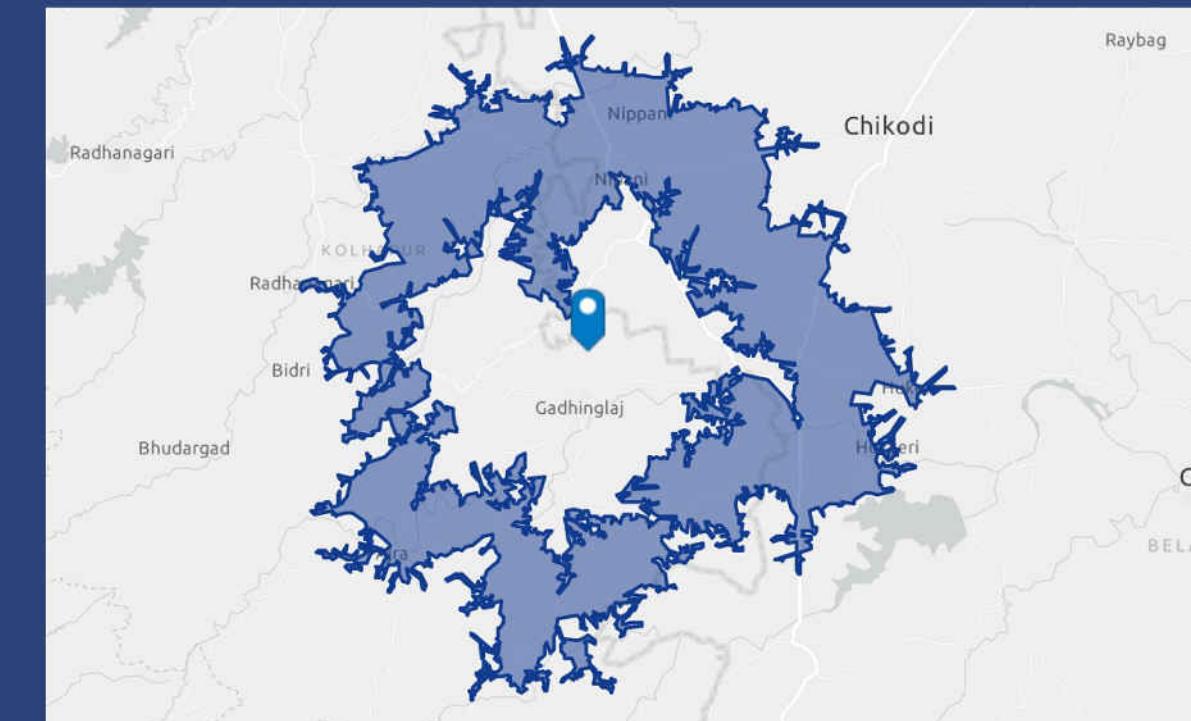
₹64,404,429,923
 Purchasing Power Total

241,058
 Total Female

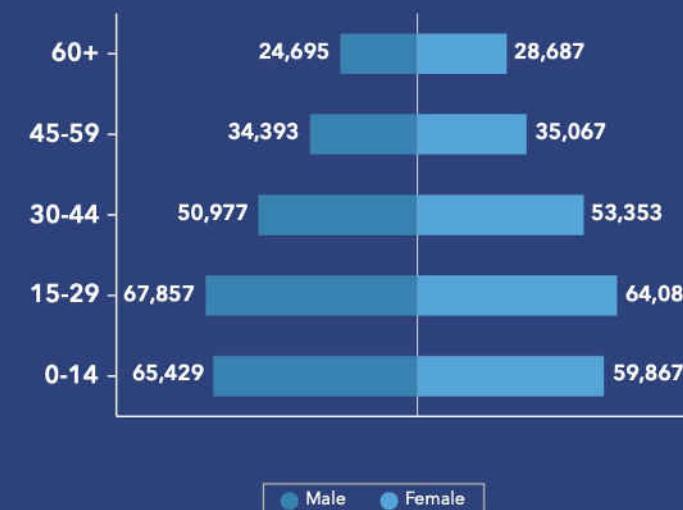
115,076
 Total Households

₹132,954
 Purchasing Power Per Capita

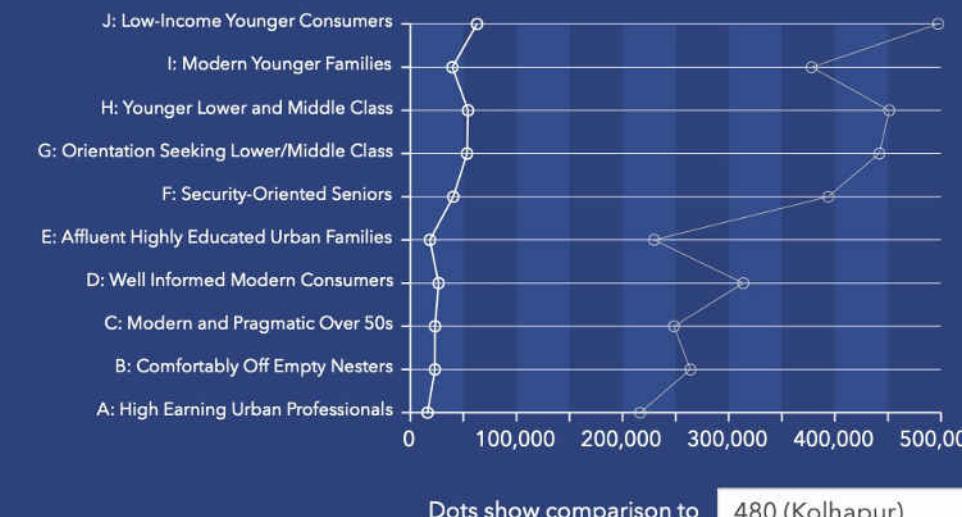
243,351
 Total Male



Age Gender Population



Consumer Styles Distribution



Total Expenditures



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Spending Demographics Facts

Spending Demographics Facts

Shendri (0 - 15 minutes)
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 Drive time band of 0 - 15 minutes

Latitude: 16.26731
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Spending Demographics Facts

Shendri
 Drive time band of 0 - 15 minutes

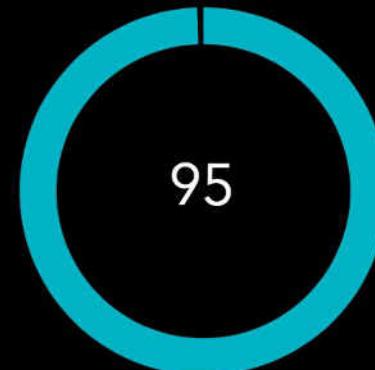
Personal Spending (Per Capita)



Population & Households



Purchasing Power (Index)



Purchasing Power (Per Capita)



Recreational Expenditures: Per Capita



Home Expenditures: Per Capita



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Spending Demographics Facts

Spending Demographics Facts

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 Drive time band of 15 - 30 minutes

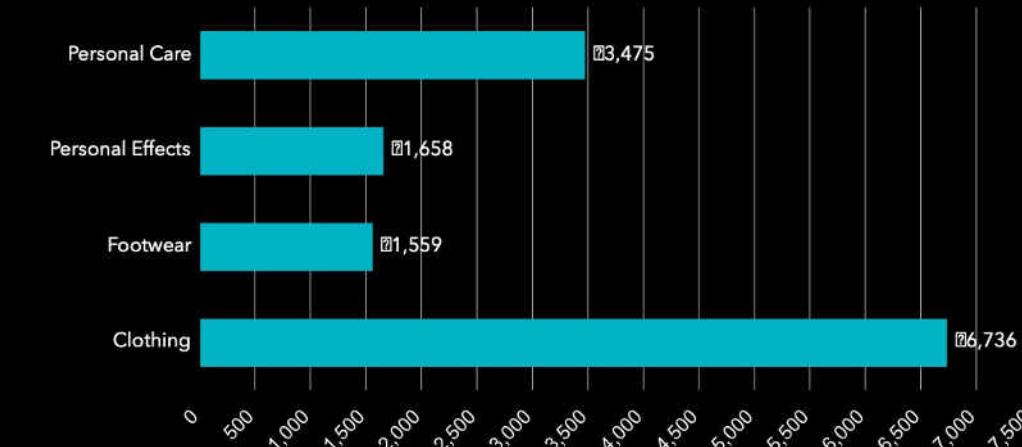
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Spending Demographics Facts

Shendri
 Drive time band of 15 - 30 minutes

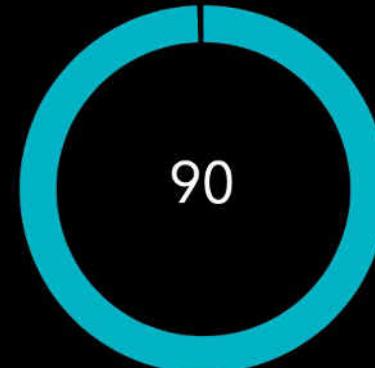
Personal Spending (Per Capita)



Population & Households



Purchasing Power (Index)



Purchasing Power (Per Capita)



Recreational Expenditures: Per Capita



Home Expenditures: Per Capita



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Spending Demographics Facts

Spending Demographics Facts

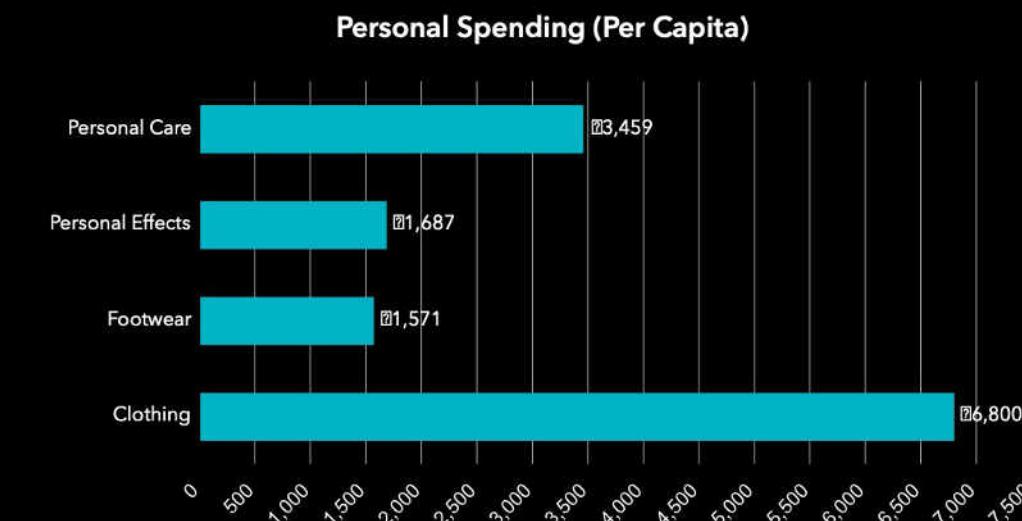
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Spending Demographics Facts

Shendri
 Drive time band of 30 - 45 minutes



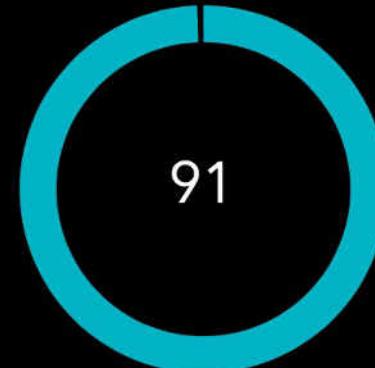
Population & Households



Recreational Expenditures: Per Capita



Purchasing Power (Index)



Purchasing Power (Per Capita)



Home Expenditures: Per Capita



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Community Profile

Community Profile

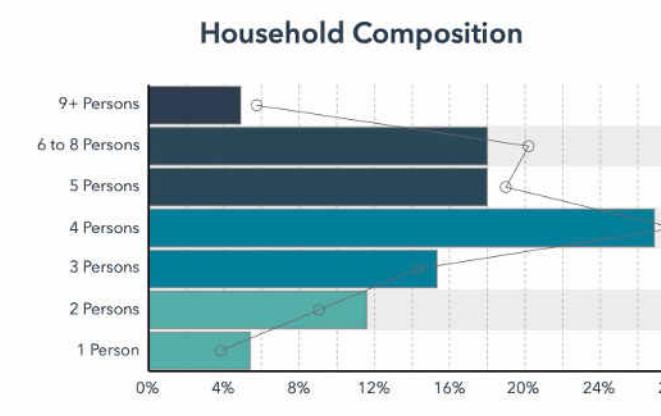
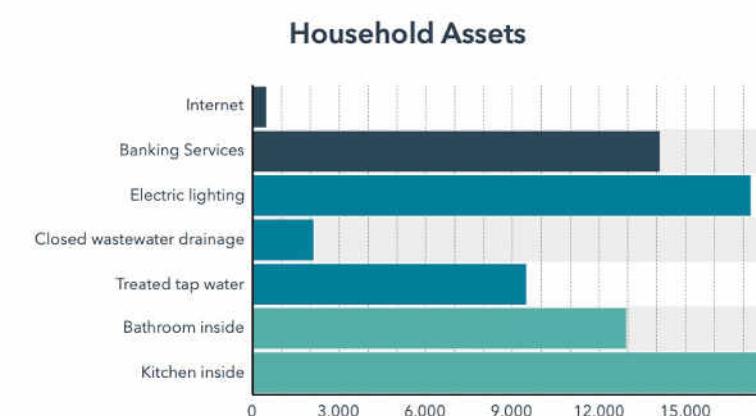
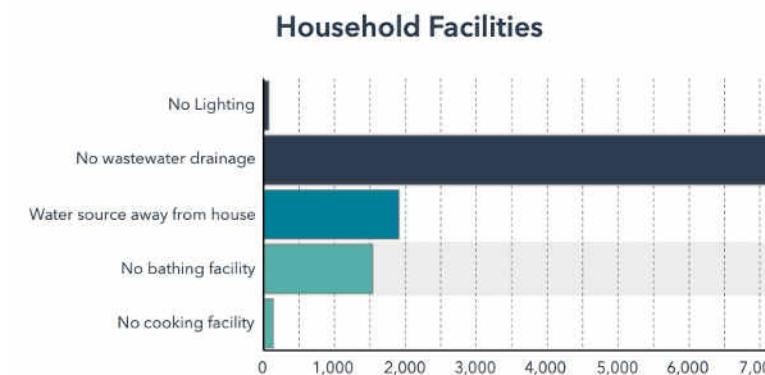
Shendri (0 - 15 minutes)

Shendri, Gadhinglaj, Kolhapur, Maharashtra

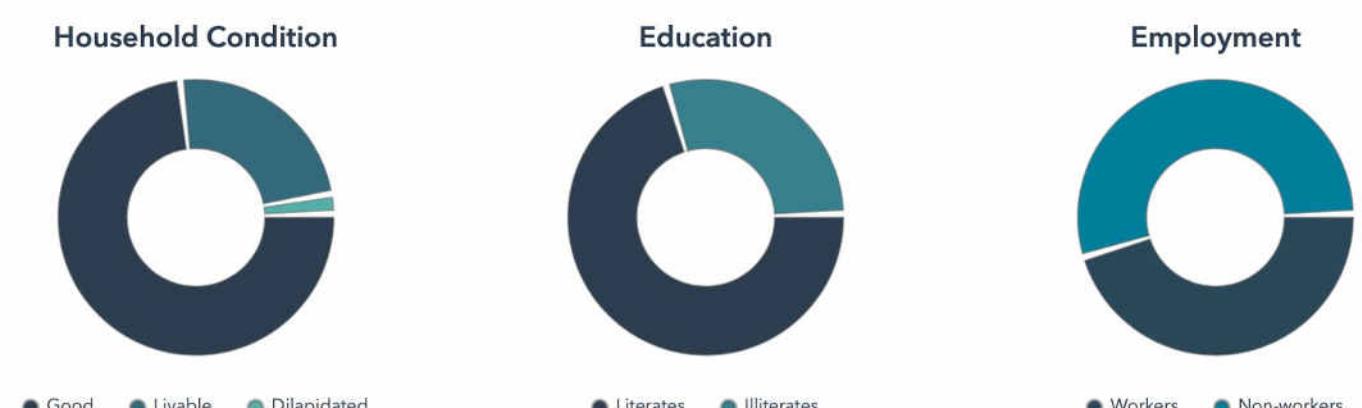
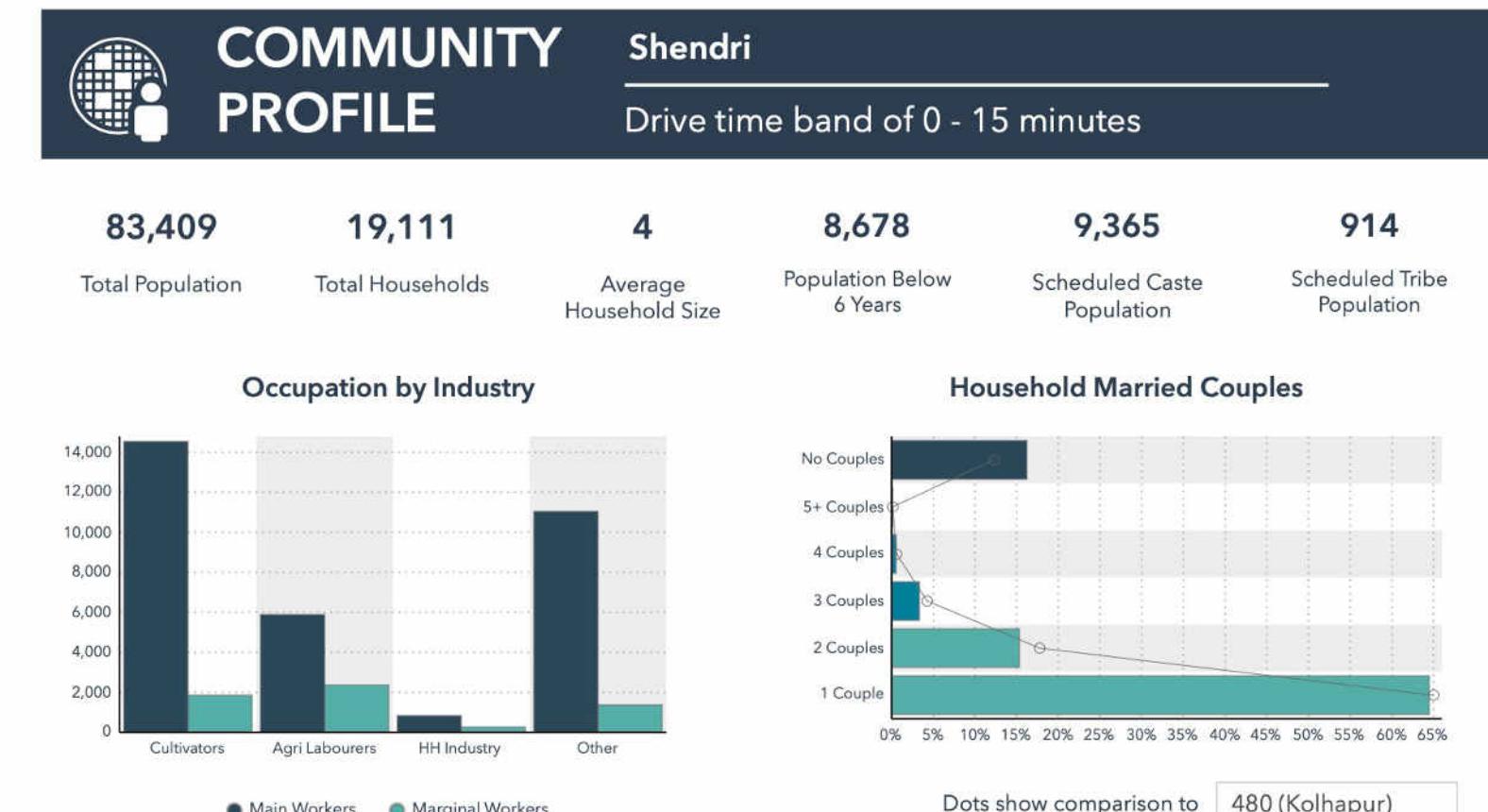
Drive time band of 0 - 15 minutes

Latitude: 16.26731

Longitude: 74.35711



Dots show comparison to 480 (Kolhapur)



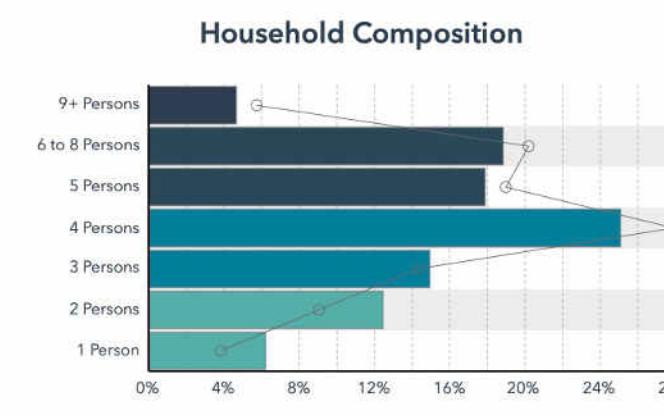
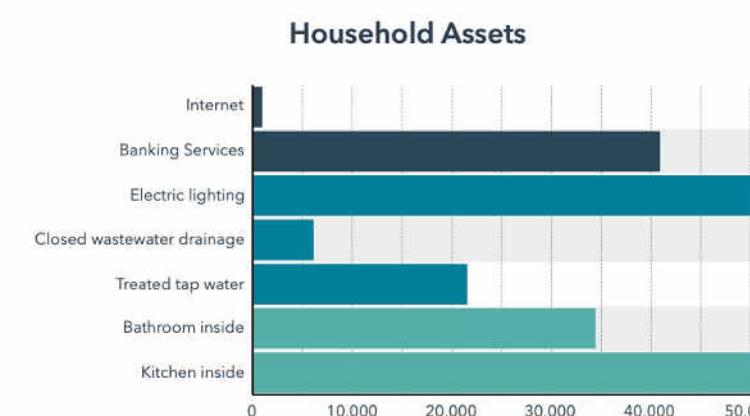


Community Profile

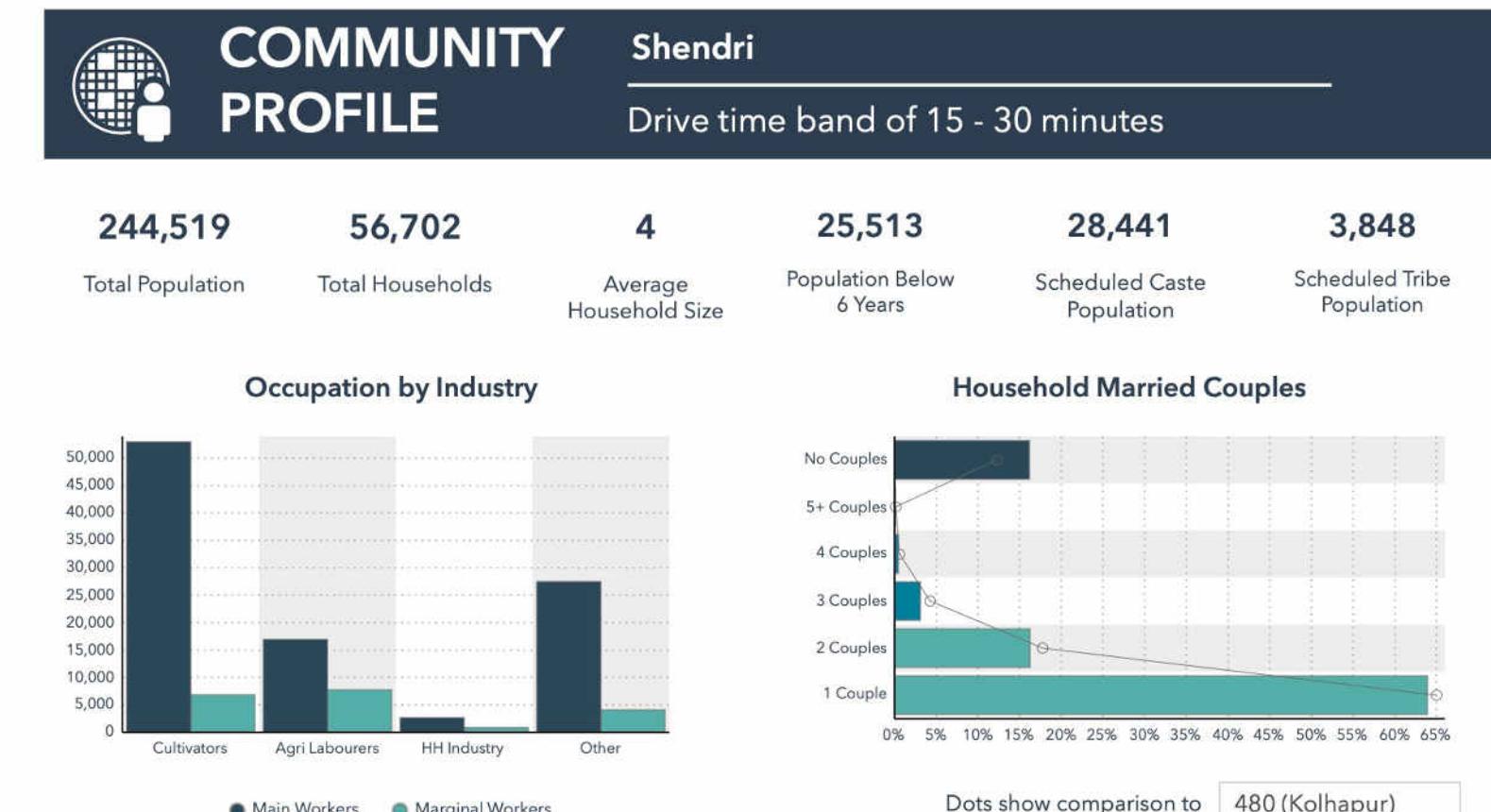
Community Profile

Shendri (15 - 30 minutes)
Shendri, Gadchinglaj, Kolhapur, Maharashtra
Drive time band of 15 - 30 minutes

Latitude: 16.26731
Longitude: 74.35711



Dots show comparison to 480 (Kolhapur)



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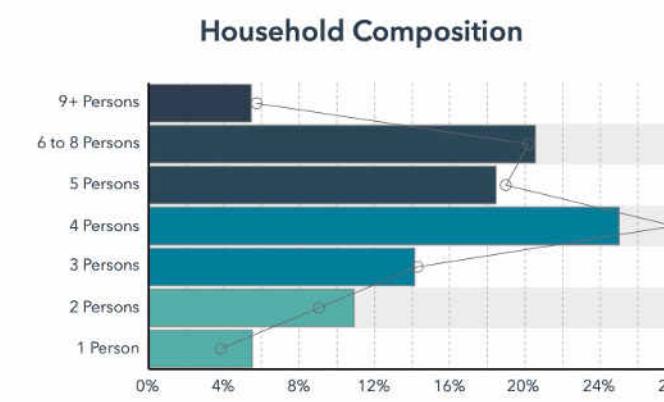
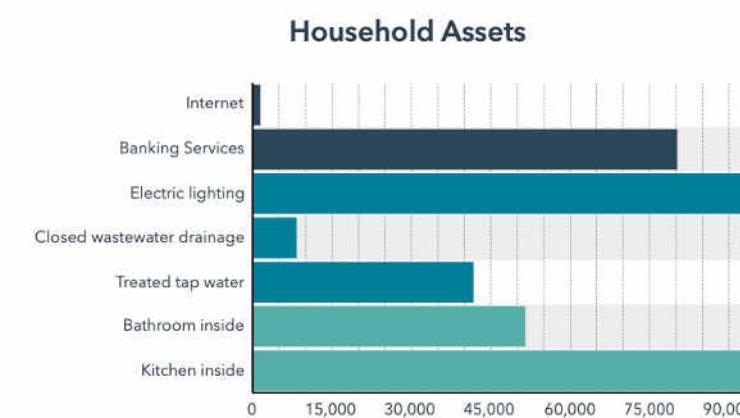


Community Profile

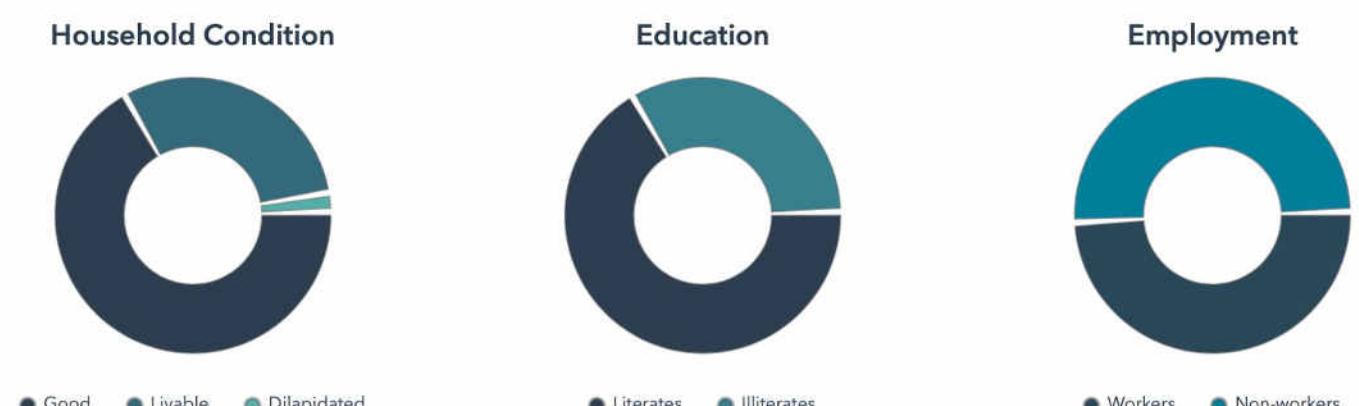
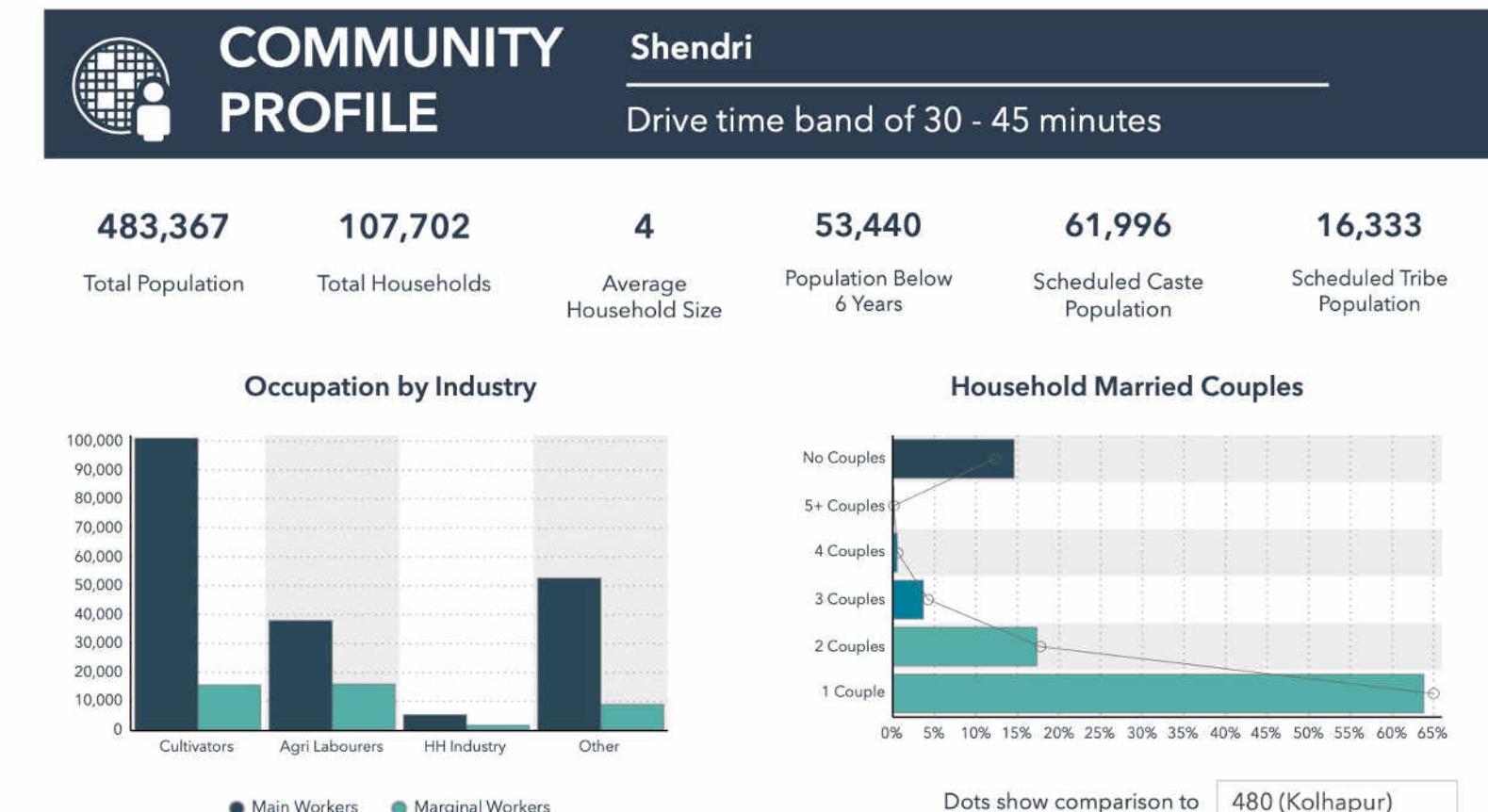
Community Profile

Shendri (30 - 45 minutes)
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 Drive time band of 30 - 45 minutes

Latitude: 16.26731
 Longitude: 74.35711



Dots show comparison to 480 (Kolhapur)



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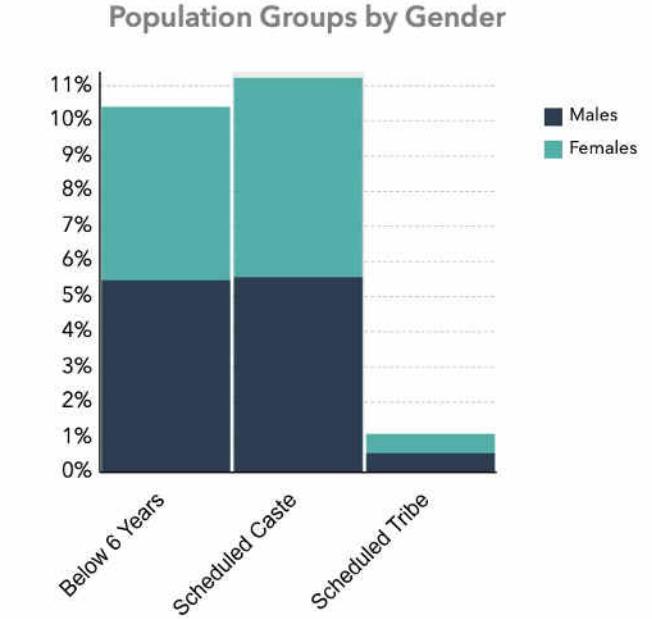
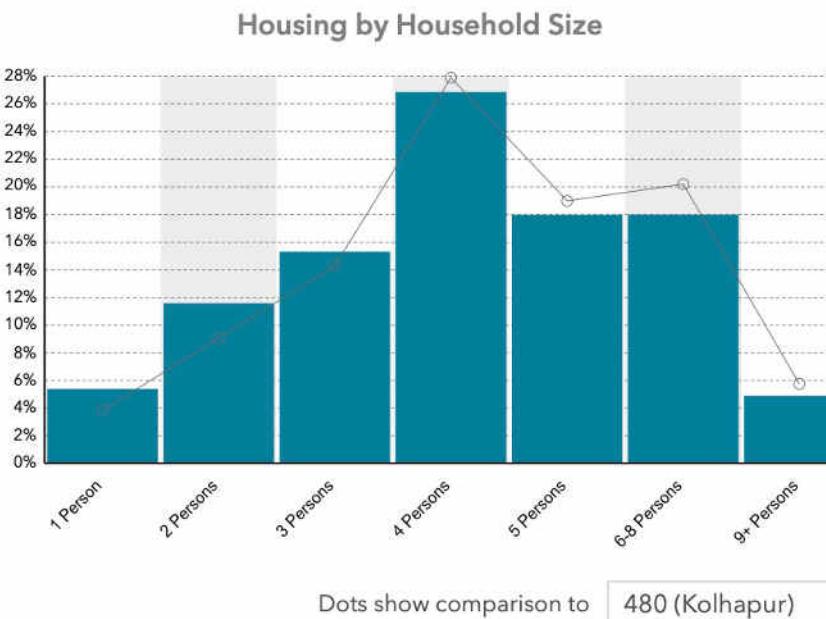
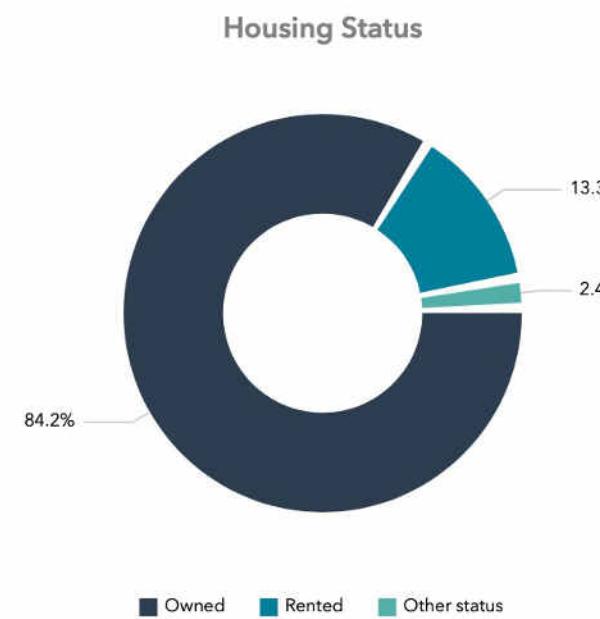
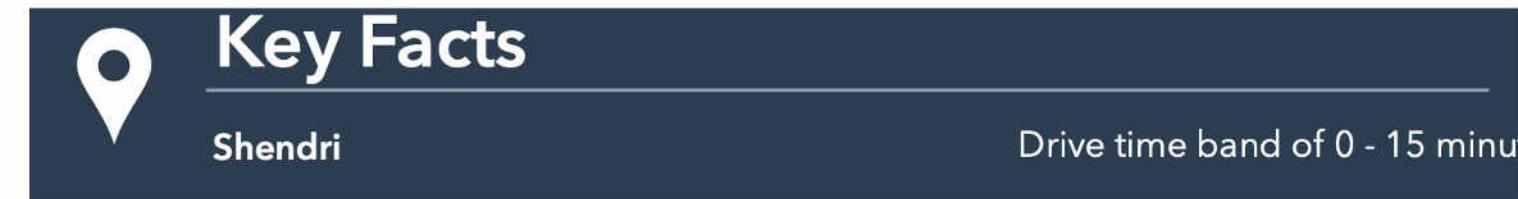
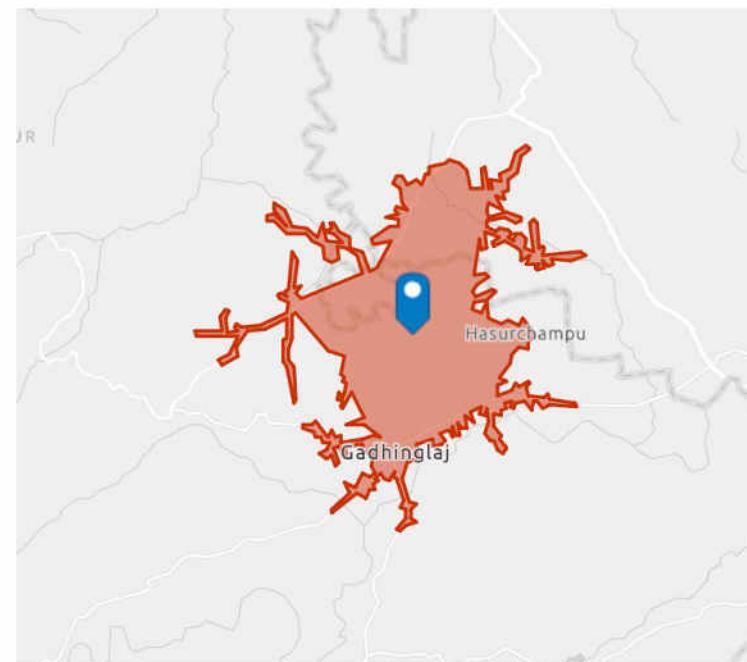


Key Facts

Key Facts

Shendri (0 - 15 minutes)
Shendri, Gadhinglaj, Kolhapur, Maharashtra
Drive time band of 0 - 15 minutes

Latitude: 16.26731
Longitude: 74.35711



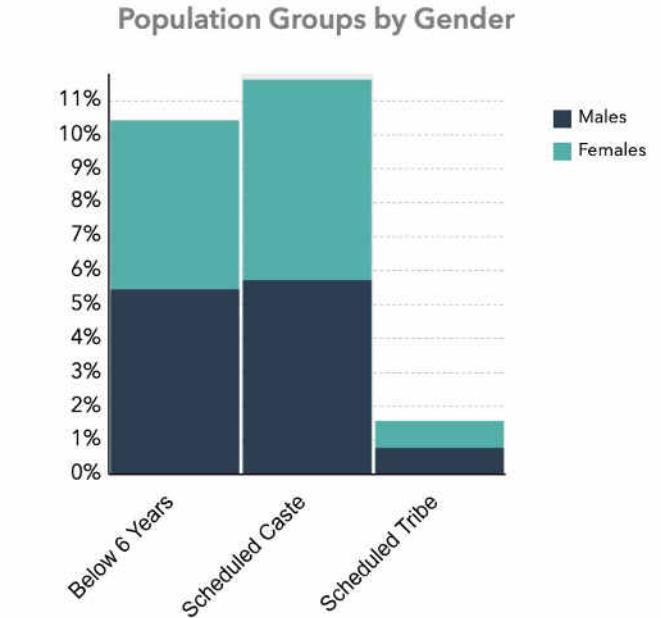
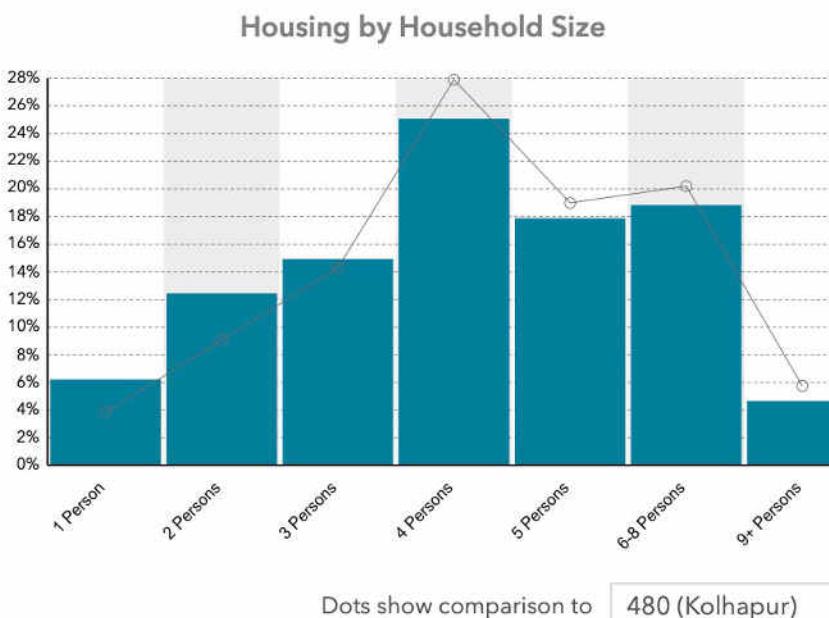
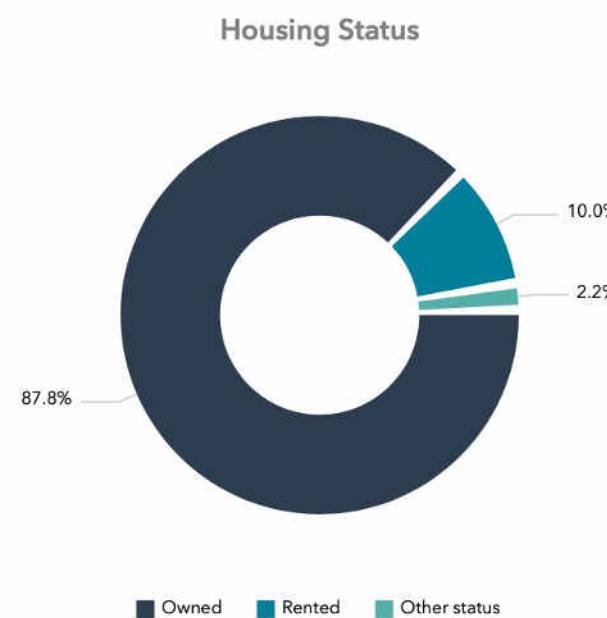
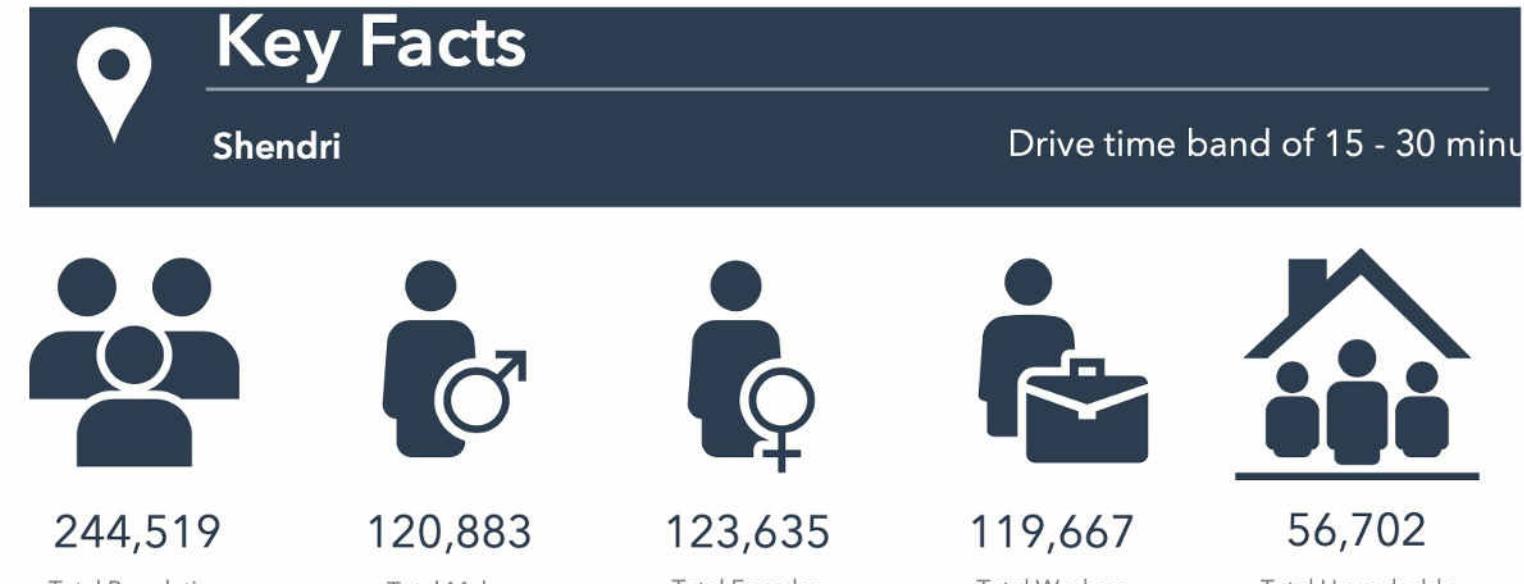
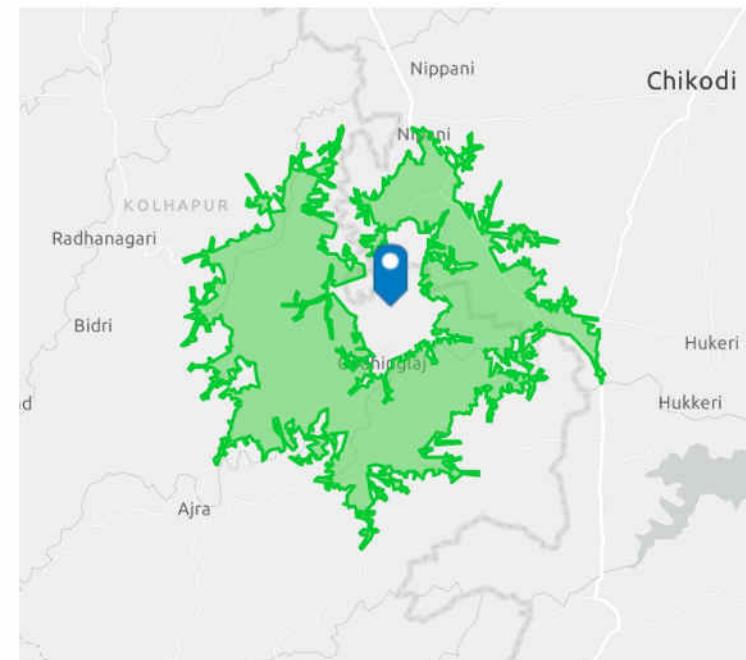


Key Facts

Key Facts

Shendri (15 - 30 minutes)
 Shendri, Gadchinglaj, Kolhapur, Maharashtra
 Drive time band of 15 - 30 minutes

Latitude: 16.26731
 Longitude: 74.35711



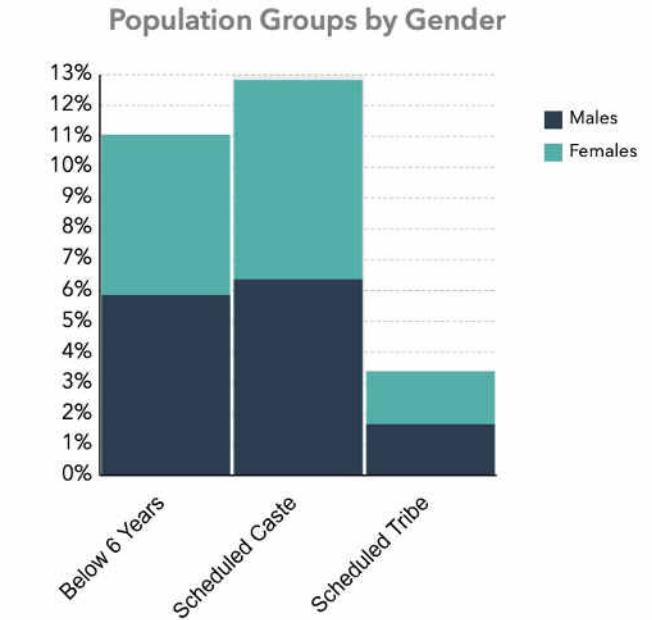
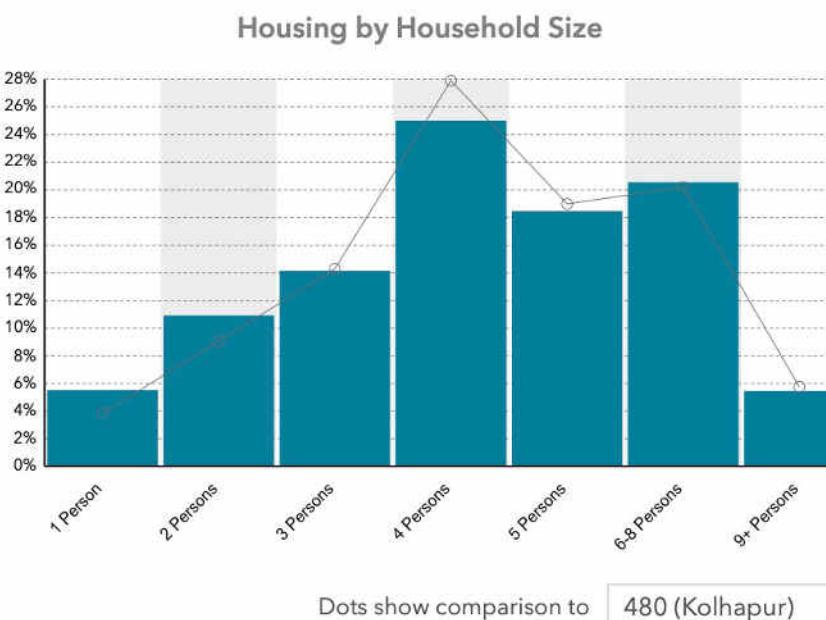
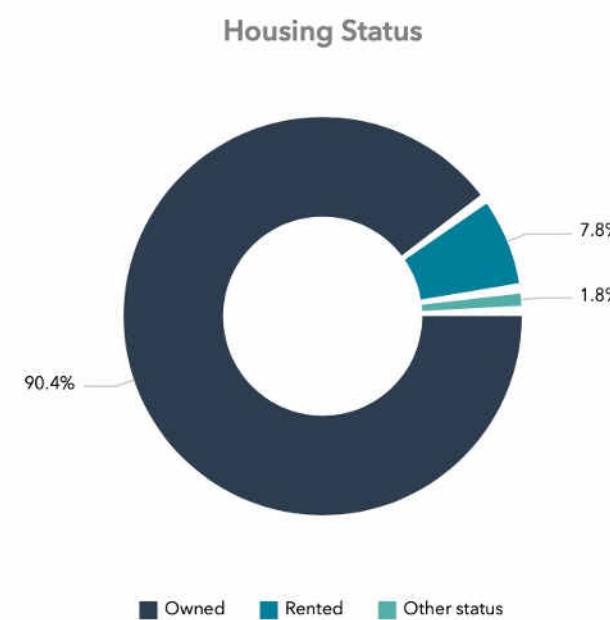
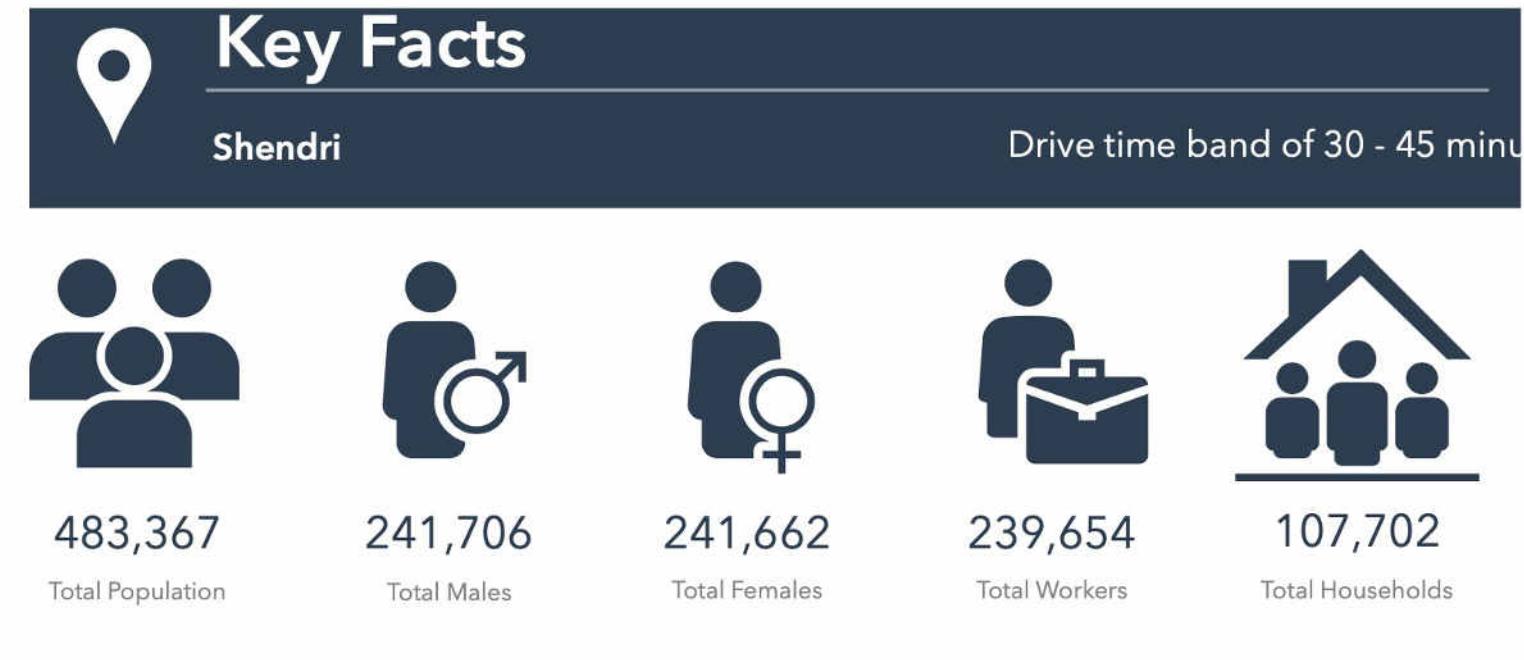
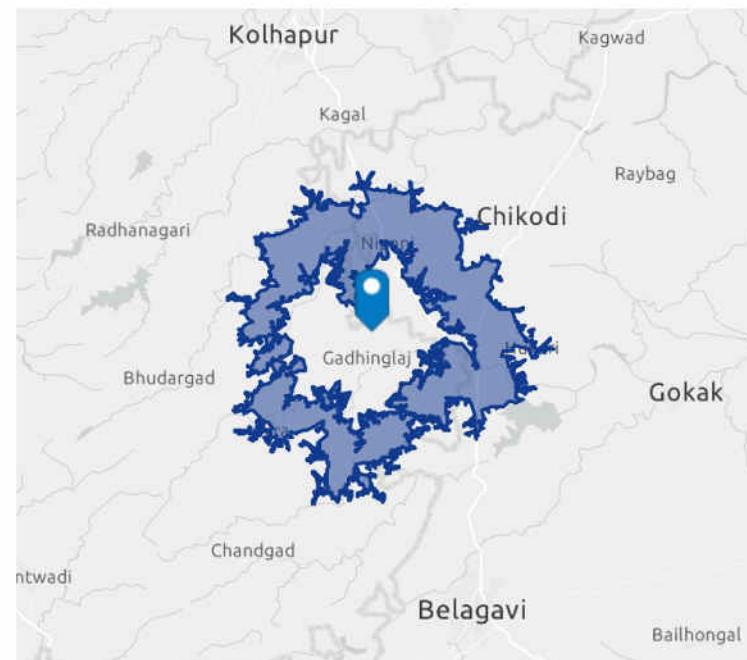


Key Facts

Key Facts

Shendri (30 - 45 minutes)
 Shendri, Gadchinglaj, Kolhapur, Maharashtra
 Drive time band of 30 - 45 minutes

Latitude: 16.26731
 Longitude: 74.35711



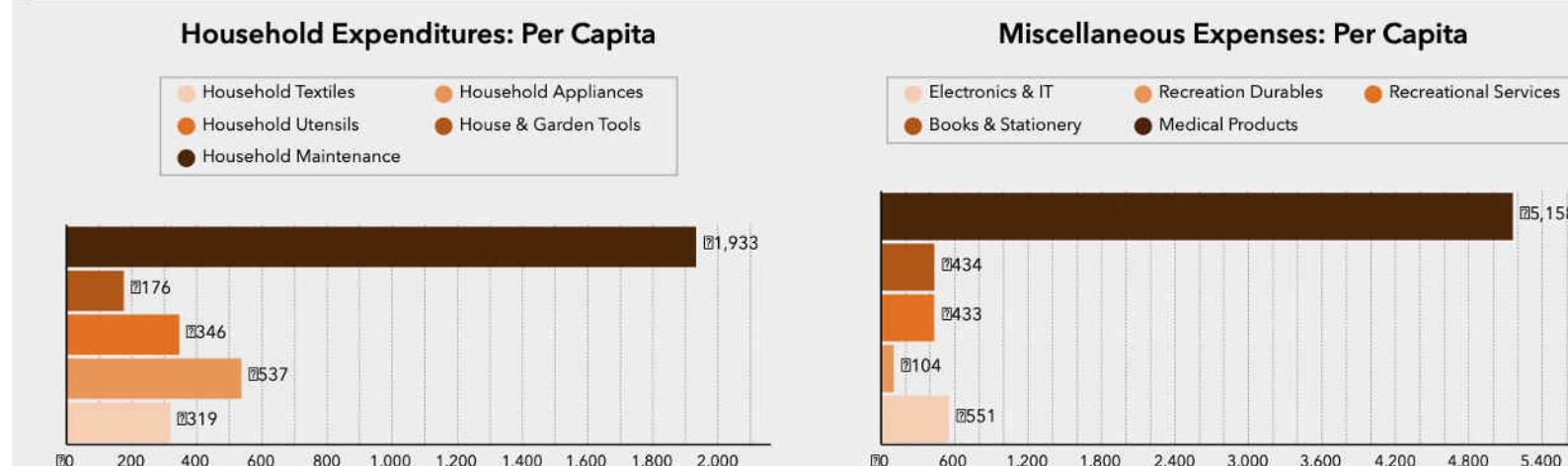
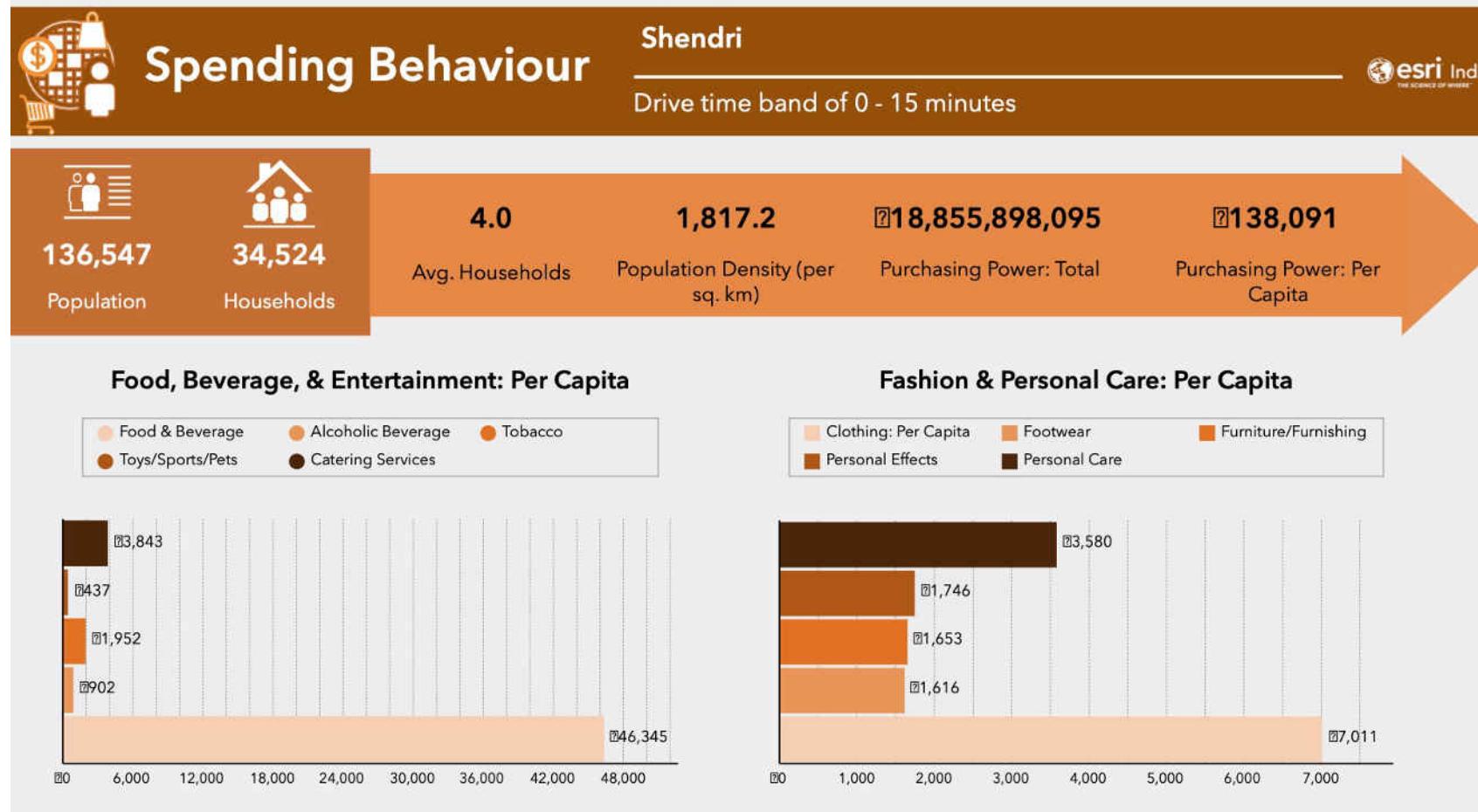


Spending Behaviour

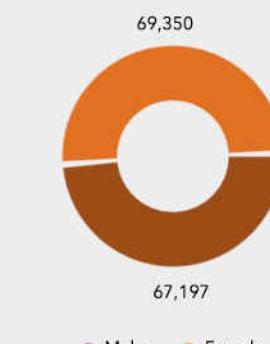
Spending Behaviour

Shendri (0 - 15 minutes)
 Shendri, Gadchinglaj, Kolhapur, Maharashtra
 Drive time band of 0 - 15 minutes

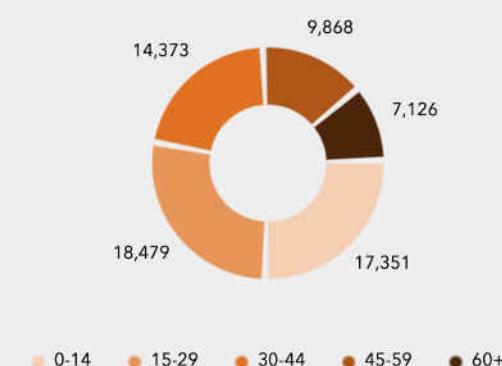
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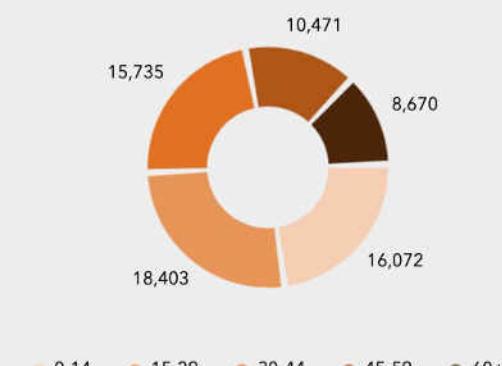
Population



Male Population



Female Population



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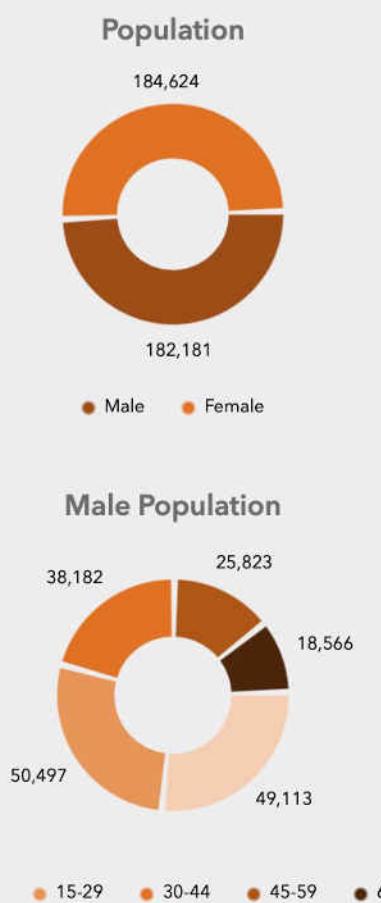
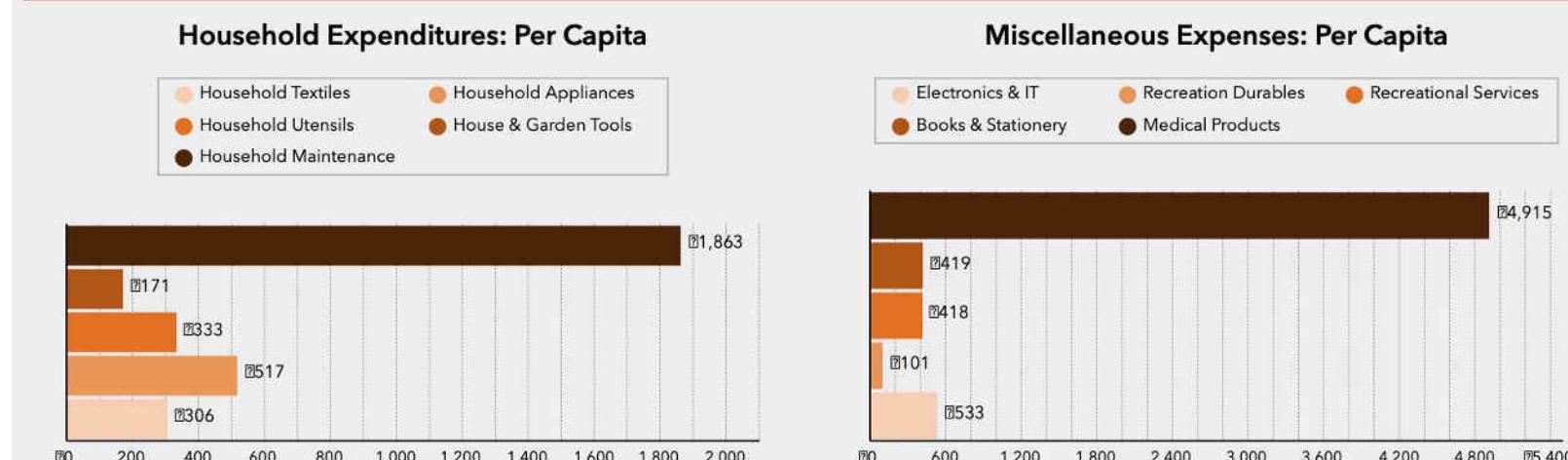
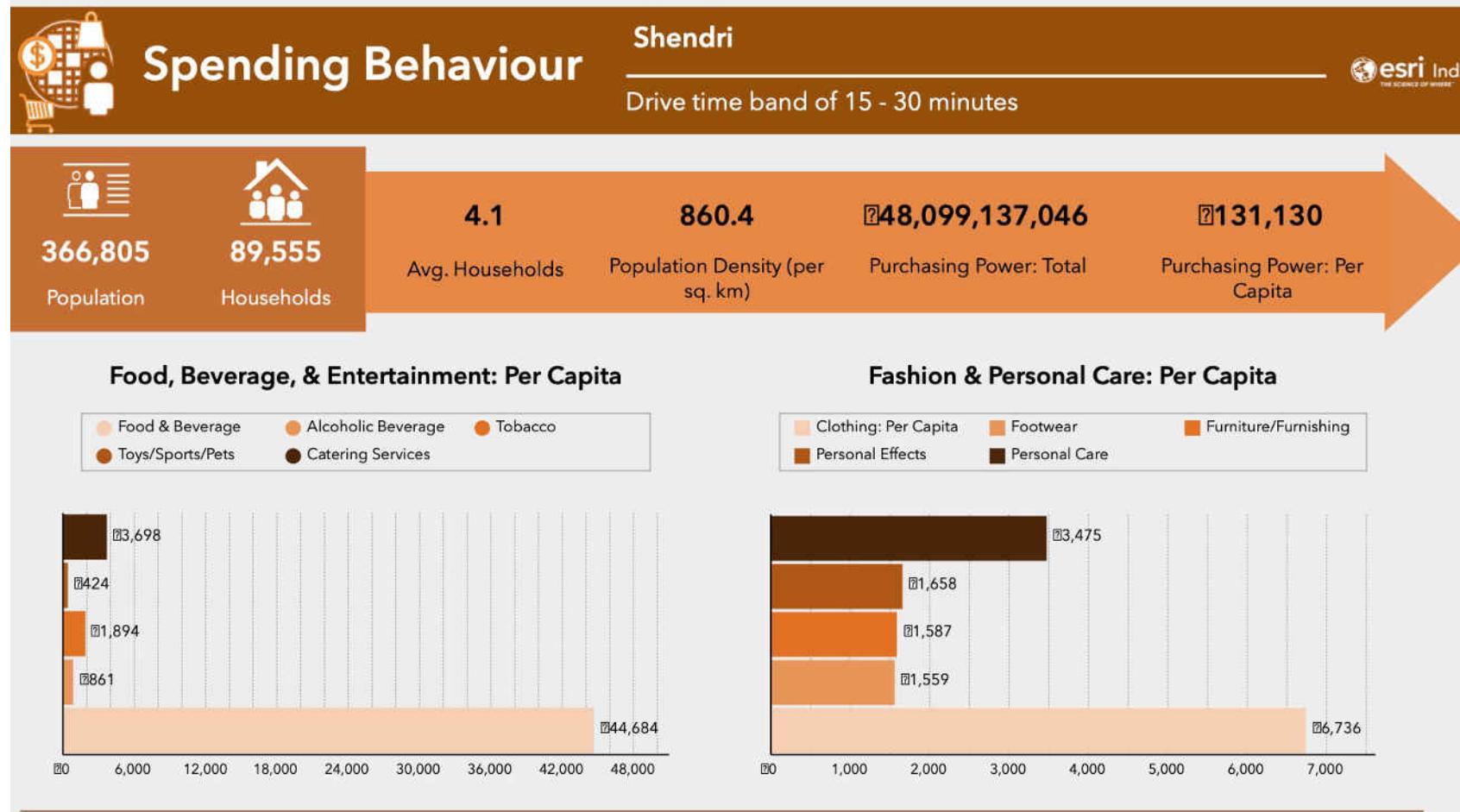
Spending Behaviour

Spending Behaviour

Shendri (15 - 30 minutes)

Shendri, Gadhinglaj, Kolhapur, Maharashtra

Drive time band of 15 - 30 minutes

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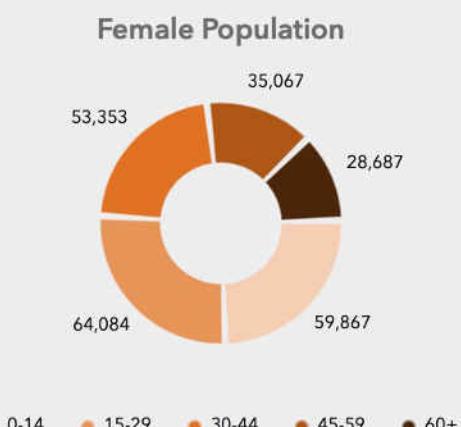
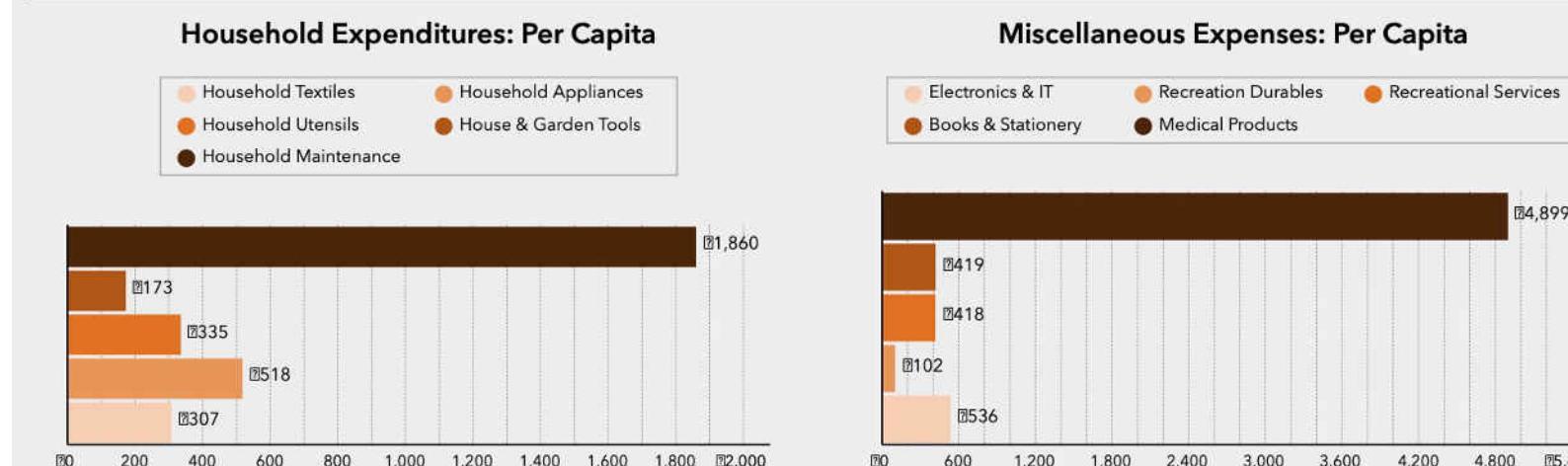
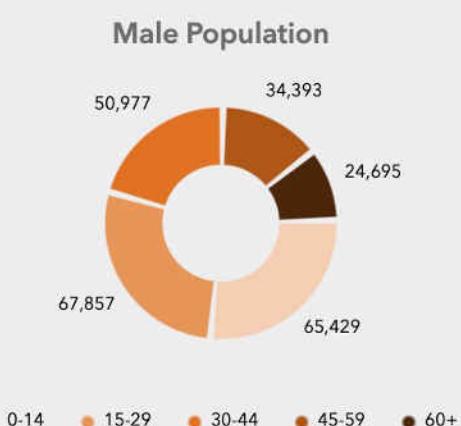
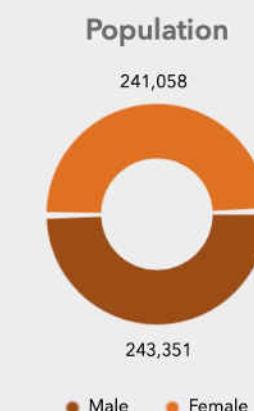
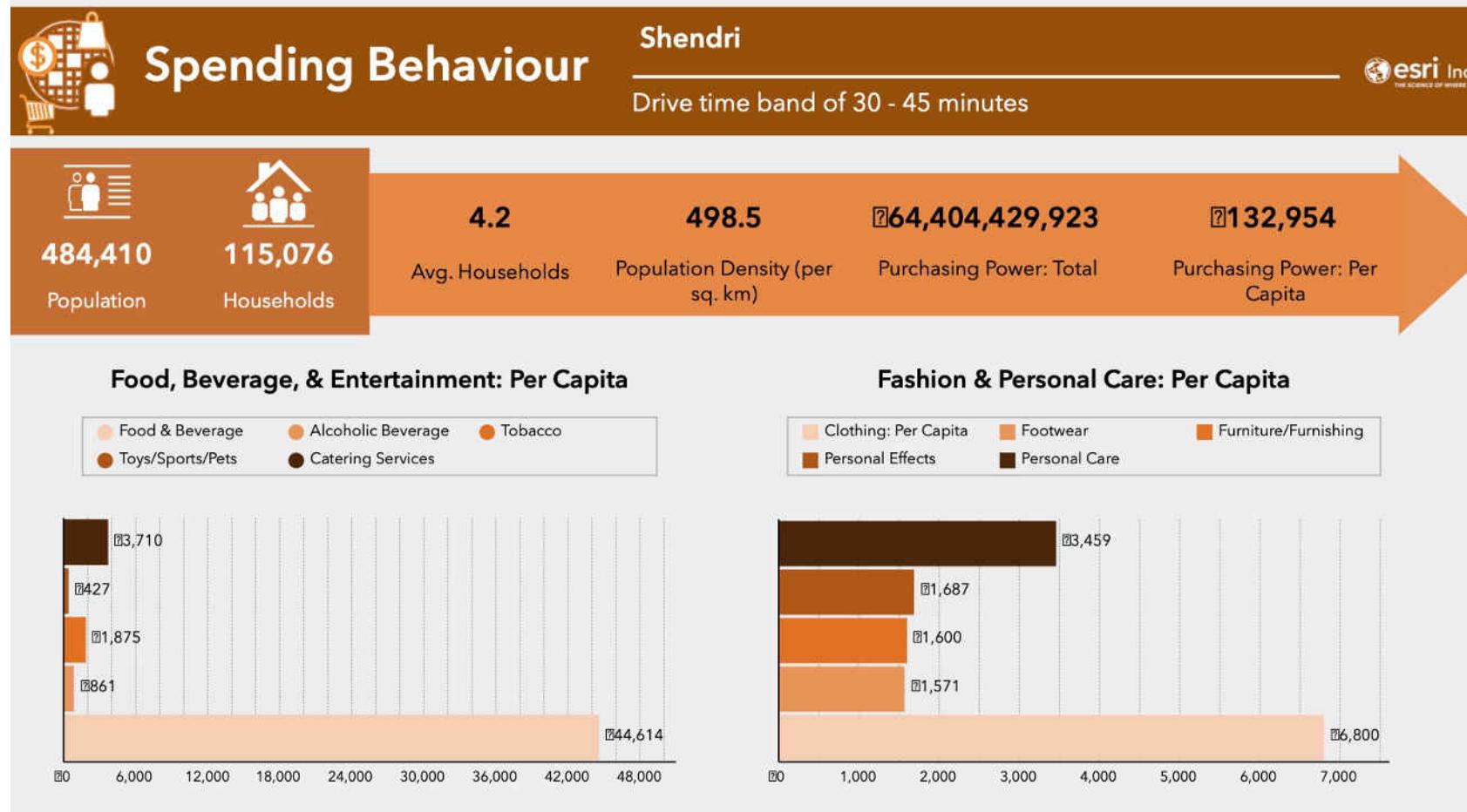
Spending Behaviour

Spending Behaviour

Shendri (30 - 45 minutes)

Shendri, Gadchinglaj, Kolhapur, Maharashtra

Drive time band of 30 - 45 minutes

Latitude: 16.26731
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What's in My Community?

What's in My Community?

Shendri (0 - 15 minutes)

Shendri, Gadchinglai, Kolhapur, Maharashtra

Drive time band of 0 - 15 minutes

<divLatitude: 16.26731

Longitude: 74.35711



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhood concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

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What's in My Community?

What's in My Community?

Shendri (15 - 30 minutes)

Shendri, Gadchinglaj, Kolhapur, Maharashtra

Drive time band of 15 - 30 minutes

Latitude: 16.26731

Longitude: 74.35711



What's in My Community?

Places that make your life richer and community better

Shendri

15 - 30 minutes



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What's in My Community?

What's in My Community?

Shendri (30 - 45 minutes)

Shendri, Gadchingli, Kolhapur, Maharashtra

Drive time band of 30 - 45 minutes

Latitude: 16.26731

Longitude: 74.35711



What's in My Community?

Places that make your life richer and community better

Shendu

30 - 45 minute



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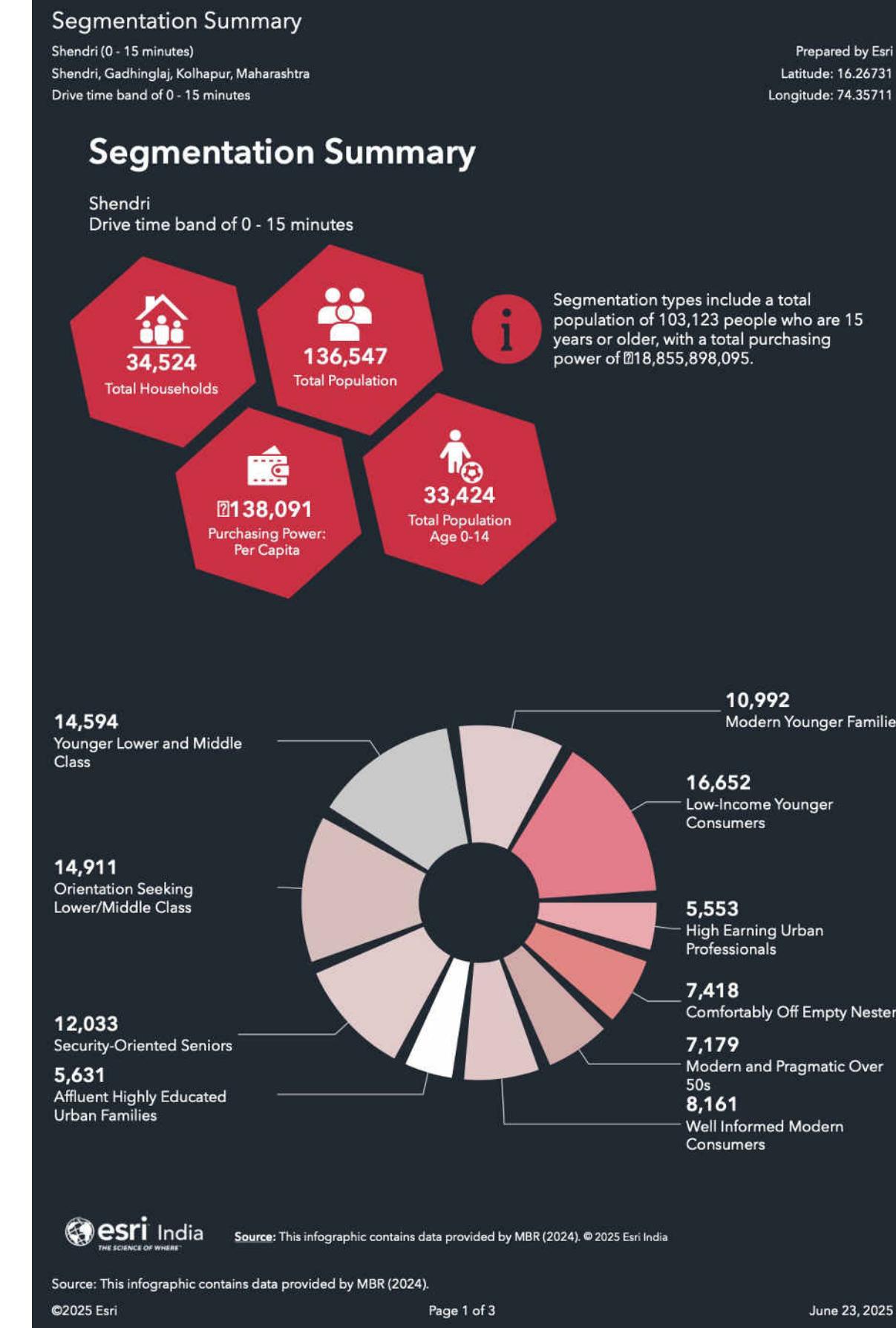
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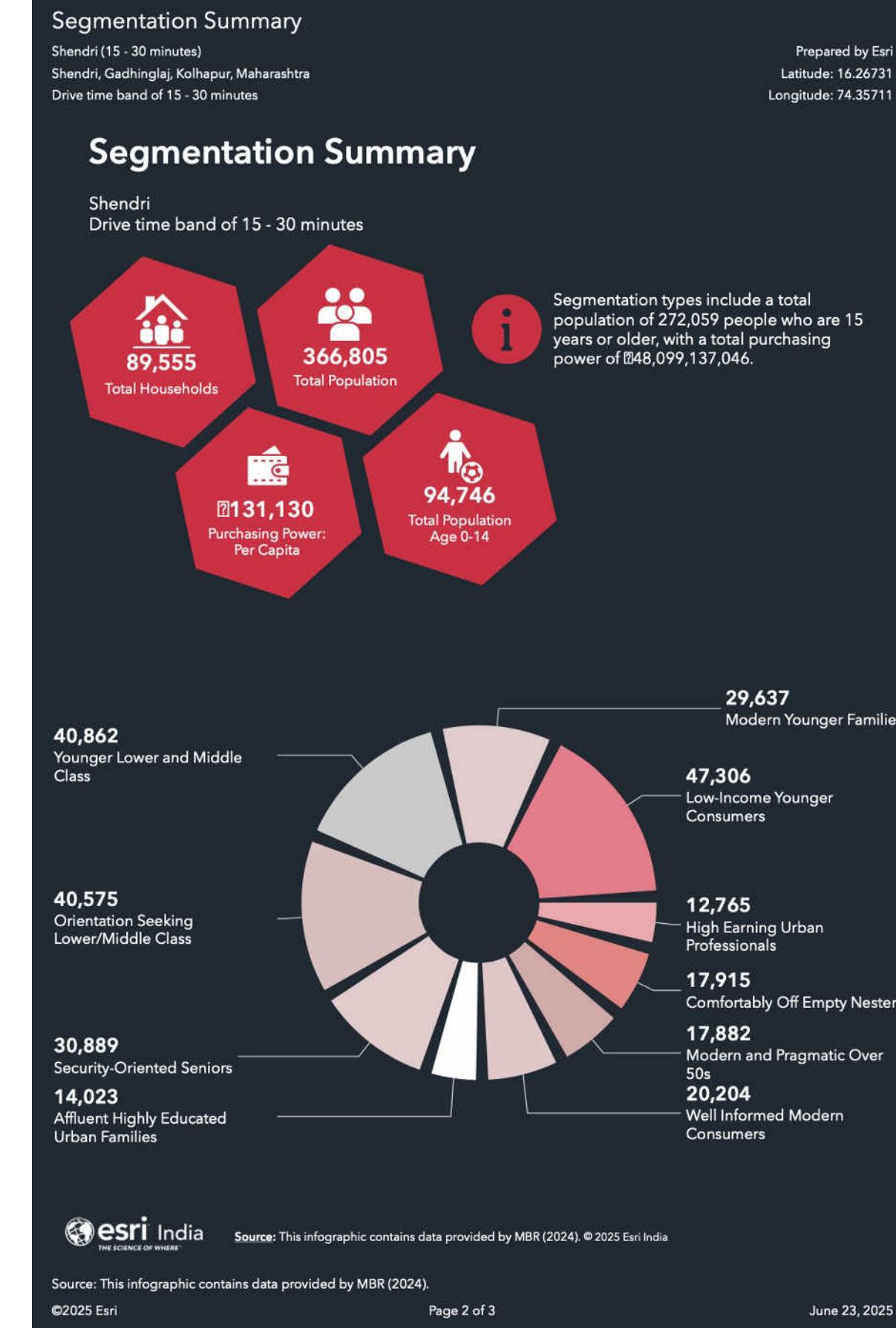


Segmentation Summary



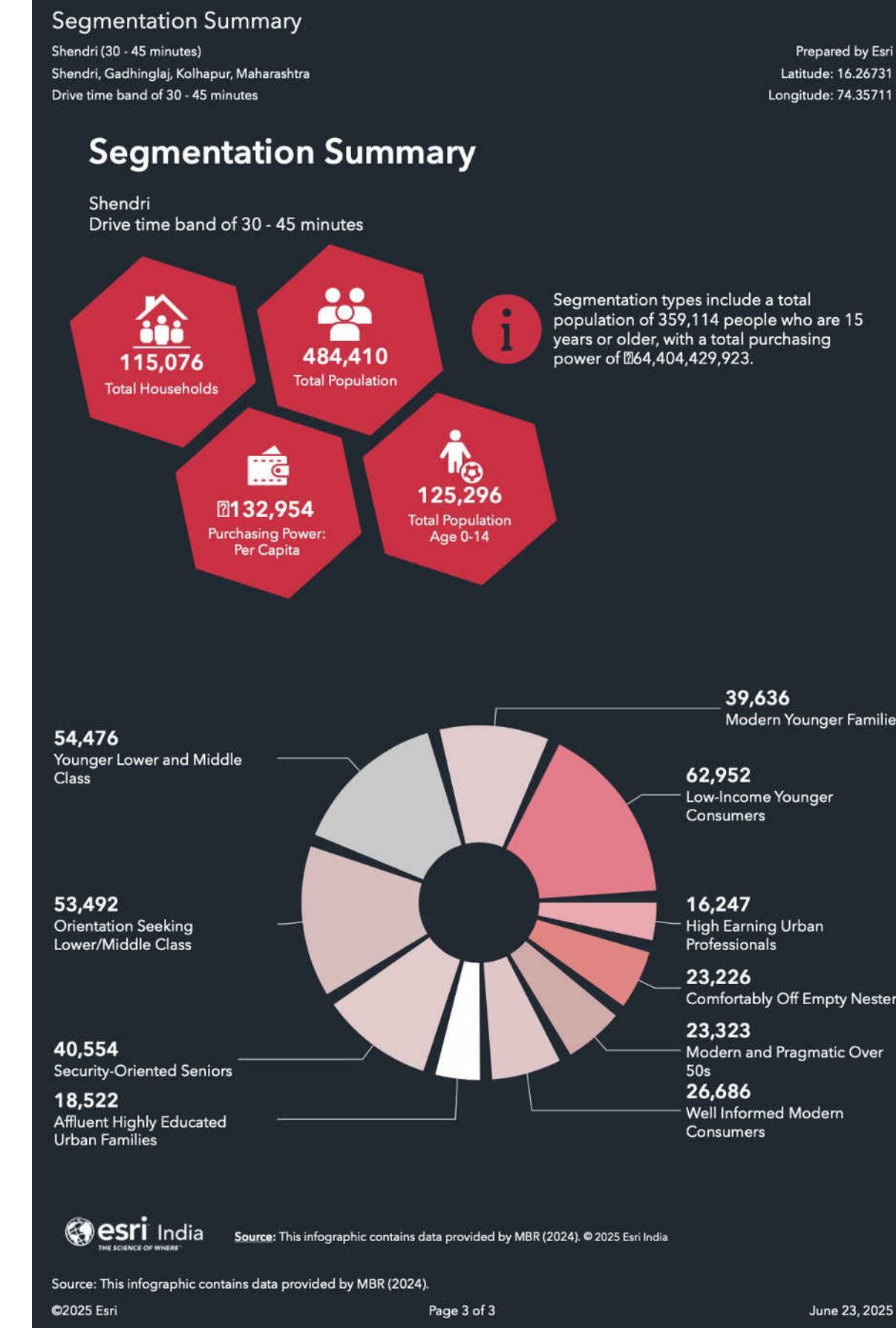


Segmentation Summary





Segmentation Summary





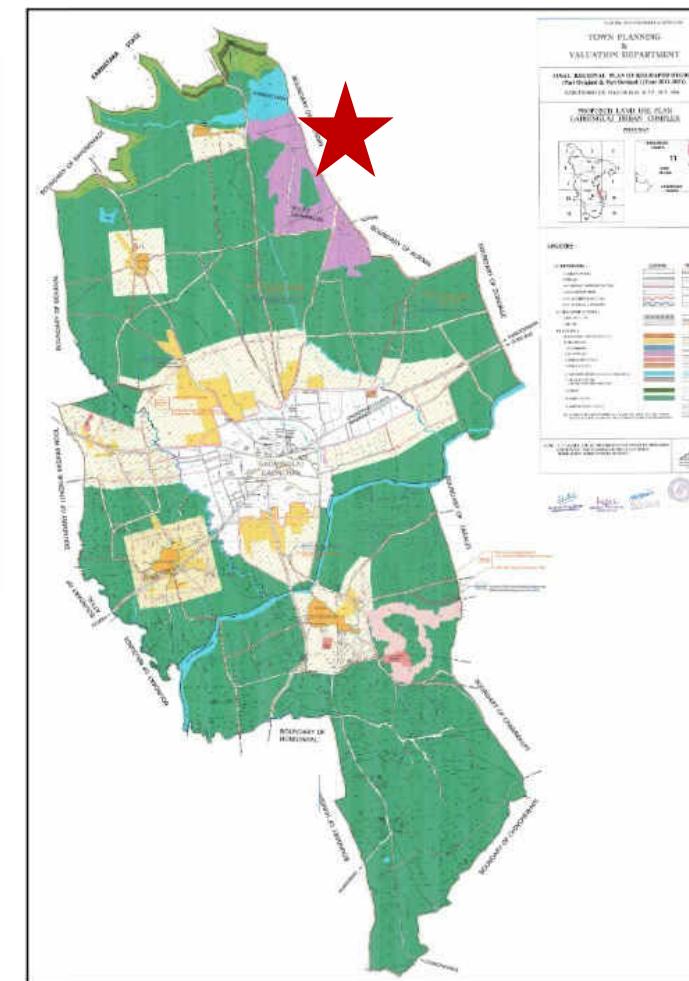
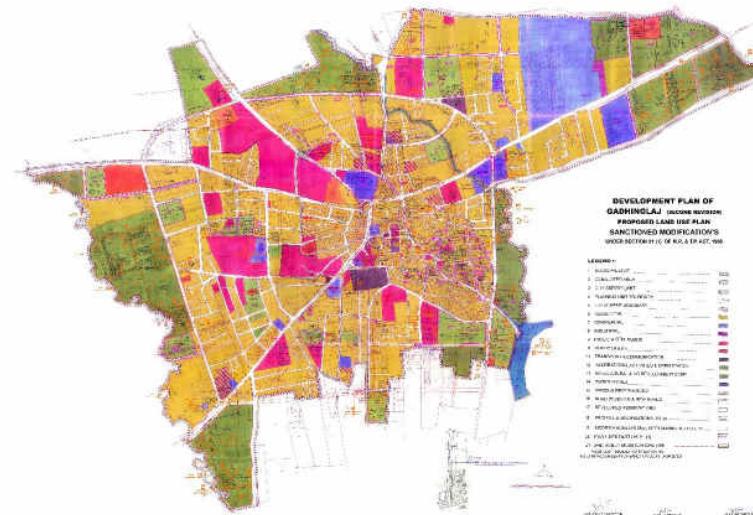
7. Development Brief

- 7.1 Development Guidelines*
- 7.2 Upcoming & Major Development*
- 7.3 Property Rates*
- 7.4 Development Options*



7.1 Development Guidelines

Development Control Regulations



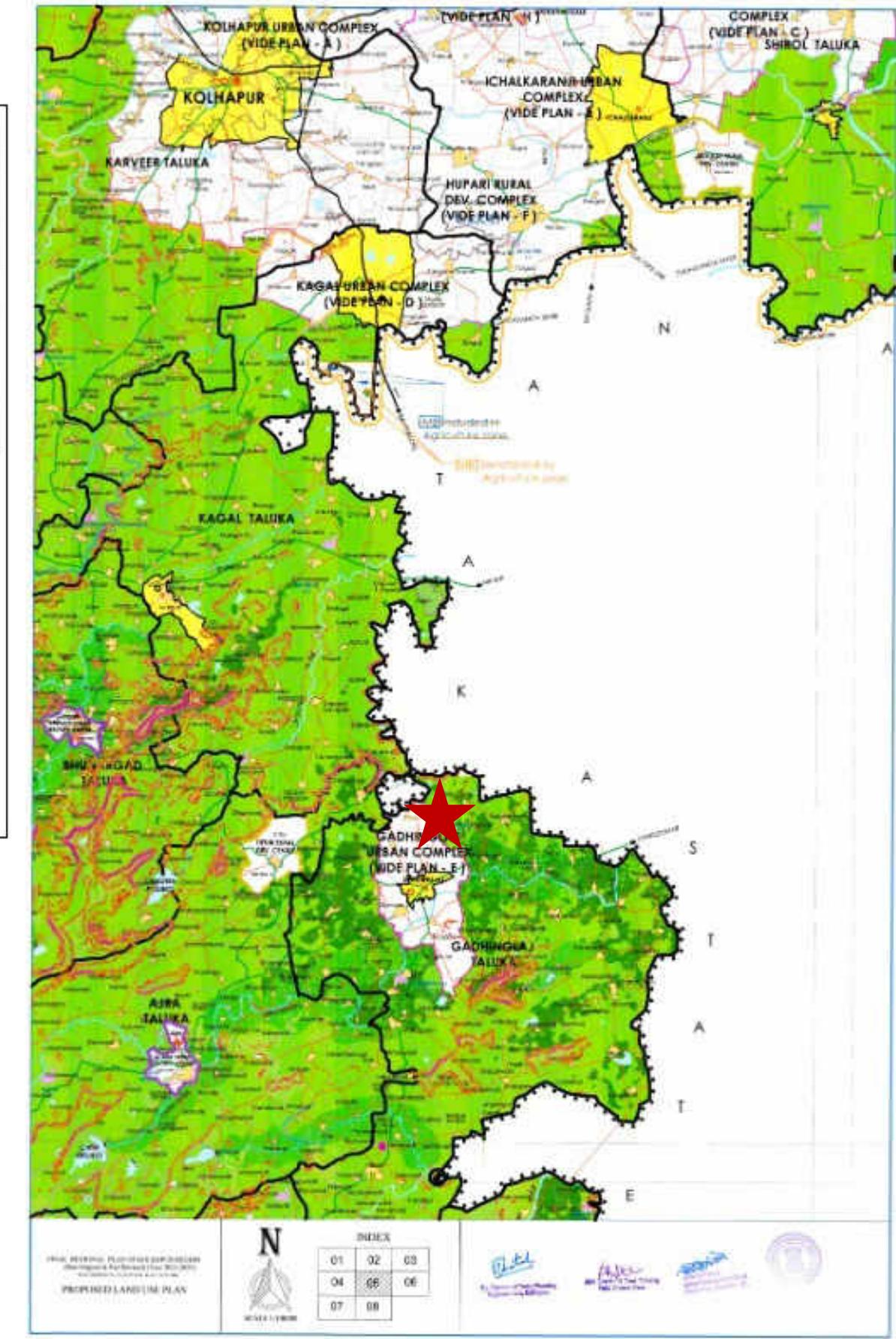
Area- 16 Acres.



Use In DP- Agricultural zone(Green-Zone)



FSI- 1.1+ na (Premium)+ na (TDR)= 1.1 (After NA)





7.1 Development Guidelines

11.1.2 Permissible uses

Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations ⁽²⁾ CIDCO as Planning Authority by Virtue of NTDA			For remaining Authorities / Areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9.0 m.	1.10	--	--	1.10	--	--	1.10
2	9.0 m. and above but below 12.0 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12.0 m. and above but below 15.0 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15.0 m. and above but below 24.0 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24.0 m. and above but below 30.0 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30.0 m. and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

5.1 FOR ALL REGIONAL PLAN AREAS

5.1.1 Development Permissible Adjacent to Gaonthan

For the villages in the area of Regional Plans (excluding the area of Local Bodies and SPA where Development Plan or planning proposal is sanctioned) where no specific residential zone is shown, for such villages, development permissible in residential zone, may be permitted :-

- within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are ⁽¹⁾ prepared or not prepared in the Regional Plan for such area;

⁽¹⁾ However the proposed development within such belt shall be guided by the road network of published / sanctioned zone plans or elsewhere proper road network plan prepared and approved by the Director of Town Planning within 6 months or within such time limit as extended by Government.

- within a belt of 500 meters from the gaonthan limits of settlements having a population of less than or equal to 5000 as per the latest Census and;
- within a belt of 1500 meters from the gaonthan limits of settlements having a population of more than 5000 as per the latest Census;
- in the case of settlements of both the categories mentioned ⁽¹⁾ in (ii) and (iii) above, falling in the planning areas / Zone Plans of Regional Plans, such distance from the gaonthan limits shall be 500 meters only;
- in the case of village settlements in the Western Ghats hilly area (eco sensitive zone) in Regional Plan of Satara, Pune, ⁽¹⁾ Ahmednagar, Dhule, Kolhapur, Nashik, Nandurbar, Sangli, Sindhudurg, Thane, Palghar and Raigad District or as notified by Govt. from time to time such distance shall be 200 m. only

In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.6.8) shall be allowed with the payment of premium of 10 % of land Rate in ASR . This shall be applicable to all buildings in all zones.

Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein.

5.1.8 Provision of Amenity Space

- In any layout or sub-division of land for residential purpose admeasuring more than 0.4 Ha. (excluding the area of R.P. roads, road widening and designations) amenity space shall have to be provided for the areas and specified percentages mentioned in the table below.

Area of Land	Amenity Space to be provided
upto 4000 sq.m.	Nil.
more than 4000 sq.m.	10%

- For calculating the area for Amenity Space, area covered under the development proposal submitted to the Authority shall only be considered.
- The owner shall be entitled to develop the Amenity Spaces as per the uses permissible in the Amenity Space.



7.2 Upcoming & Major Development



1. Kedari Redekar Ayurvedic Mahavidyalaya



2. Kalbhairav Foods Pvt Ltd



8. Sai International School



7. I.T.I., Gadchinglaj



3. Jathar Spinners Pvt Ltd



4. Plotting scheme



5. RSA Denim Pvt. Ltd.

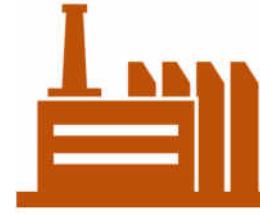


6. Ethanol factory



7.3 Property Rates

Industrial



MIDC Area

MIDC rate = 100/sq.ft

MIDC Resale rate = 1000-1200 /sq.ft

Sale Rates

Non MIDC Area

Sale rate = 1000-1200 /sq.ft

Resi. Plot



In City

Sale rate

1800-2000/ sq.ft

Outside City

Sale rate

600-800/ sq.ft

Near MIDC

Sale rate

1000-1200/ sq.ft

Apartment



Sale Price

1 BHK -- 20 Lacs

2BHL -- 35 Lacs

- Due to industrial growth Gadhinglaj has seen positive development in residential plots around MIDC area and apartment development in city area.
- The sale scenario of industrial plot in Gadhinglaj has been active in past years due to availability of raw material supporting industries makes which has made it grow an push industrial plots market.

Overall, the real estate market in Gadhinglaj and surrounding area is quite active, and sale of asset are promising due to growing industrial sector in and round city. However, due diligence is advised while investing in any property



7.4 Development Options

Option 1



Hotel + Multiplex + Residential Plot

- Demand for hotels by industrial visitors
- Major linking road connectivity
- Advantages of a regional industrial hub
- Regional absence of good quality multiplex

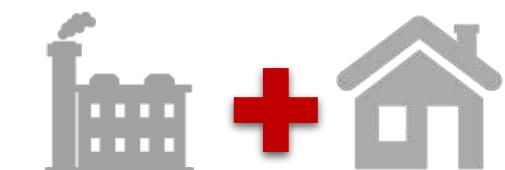
Option 2



Hotel + Residential plot + Industrial plot

- Demand for hotels by industrial visitors
- In the vicinity of an industrial setup
- Potential of stepped Residential plots/ weekend villa development
- Advantages of a regional industrial hub

Option 3



Industrial + Residential (Plots)

- Diverse use of land & Lower unsold inventory risk
- Upcoming residential market with growing industries.
- Development around the location
- Comparatively lower residential sale rates due to the growing market.

Thank you