

SAM CHOPRA · eXp INDIA

THE GREAT INDIA PROPERTY SHOW · VOLUME: AIRPORTS OF INDIA

India's New Airports Property Report

Where India's next land wealth is quietly forming. The new-airport corridors, mapped by their honest status, so you can tell a real opportunity from a rumour before you spend a rupee.

Not in Dubai. In India.

A free guide from **Sam Chopra**, India's Most Trusted Global Real Estate Advisor · President & CEO, eXp India

START HERE

A new airport does not add a runway. It builds a city.

Everybody is being told to buy property in Dubai. Meanwhile, on the ground in our own country, a string of new airports is doing something far more powerful. Around a runway come logistics parks, industry, hotels, business districts and township after township. Land that was priced like farmland gets re-priced like city land. That jump, from rural pricing to airport-corridor pricing, is where real wealth is created.

But the uplift is real, uneven, and timing-dependent. The people who win are the ones who buy early, near a **confirmed** project, with their eyes open. The people who buy on a rumour, on a forward, on a "trust me," are the ones who get hurt. This report is built to keep you in the first group.

The one rule that protects you: never buy on an announcement alone. Say the status bucket, not your gut. An airport *existing* is not the same as an airport *working*, and an airport *proposed* is not the same as one *being built*.

The four status buckets used in this report

OPERATIONAL

UNDER CONSTRUCTION

SANCTIONED / PLANNED

PROPOSED ONLY

- ✓ **Operational** — flying commercial flights now.
- ✓ **Under construction** — being built, near complete, not yet carrying passengers.
- ✓ **Sanctioned / planned** — approved, land being acquired, no construction yet.
- ✓ **Proposed only** — no site finalised, no land, no date. The highest-risk bet.

Operational corridors

Jewar / Noida International

OPERATIONAL

YAMUNA EXPRESSWAY, GREATER NOIDA, UP

The textbook case. A master-planned region wraps the airport in industry, logistics, a film city and a sports park. The corridor re-rated sharply through the construction years, ahead of the first flight, exactly as the value timeline predicts. Plotted land has led the move.

Navi Mumbai International

OPERATIONAL

ULWE / PANVEL, RAIGAD, MAHARASHTRA

The strongest kind of story, because it has two engines, not one. The airport arrived alongside the Atal Setu sea bridge to South Mumbai. Ulwe, Panvel and Kharghar have risen sharply as both landed together. When a place has more than one reason to grow, it is far more resilient.

Manohar International, Mopa

OPERATIONAL

NORTH GOA

A second-home and lifestyle story. North Goa has clearly outpaced the south. Be honest with yourself though: those gains are the airport plus road upgrades plus the tourism rebound together, not the airport alone.

Maharishi Valmiki International, Ayodhya

OPERATIONAL

AYODHYA, UP · DOMESTIC FLIGHTS ONLY FOR NOW

Faith plus infrastructure creates permanent, repeating footfall, the kind most markets envy. Demand is genuinely elevated. Treat the most dramatic land-price figures with caution, as several trace back to interested sellers.

Rajkot (Hirasar) & Shivamogga

OPERATIONAL

GUJARAT · KARNATAKA (MALNAD)

Two smaller, real, operational greenfield airports that have lifted local interest. Solid regional stories, not fairy tales. Rajkot remains domestic for now, so do not call it an international hub yet.

Kushinagar — the warning

OPERATIONAL

EASTERN UP · EFFECTIVELY DORMANT

Built, inaugurated, real, and carrying almost no scheduled flights since late 2023. National press calls it close to a "ghost airport." It is the proof that an airport existing is not the same as one working. There is no credible land boom here. Never forget Kushinagar.

Building, sanctioned, and proposed

Bhogapuram International

UNDER CONSTRUCTION

NEAR VISAKHAPATNAM, ANDHRA PRADESH

The terminal is near complete and a validation flight has landed. A coastal city with a port, industry and genuine liveability getting an airport is a strong combination. The opening date is a target that has slipped before, so respect the timing risk.

Purandar (new Pune airport)

SANCTIONED / PLANNED

ABOUT 45 KM SOUTH OF PUNE, MAHARASHTRA

Live in the most important way: land acquisition and compensation have begun and a majority of farmers in the zone have consented. For consenting owners inside the notified zone there is a real, cash windfall. But a speculator buying agricultural land nearby, land not legally cleared to build on, is taking a very different risk, and the state regulator has cautioned buyers about illegal plotting here.

Chandigarh — correct the myth

OPERATIONAL (upgrade pending)

ALREADY OPERATIONAL SINCE 2015

The airport is not new. What is not done is the full international upgrade, and as of early 2026 that request was only agreed to be examined. So do not let anyone tell you Chandigarh is "about to go international." It is under examination. That is all.

Proposed second Bengaluru airport

PROPOSED ONLY

SITE NOT FINALISED

The discipline test. No site chosen, no land acquired, no construction. Land near one favoured corridor has reportedly jumped on pure sentiment, and analysts are openly warning of a correction once a site is actually announced, especially in the corridor that does not get chosen. One word, "airport," two completely different bets.

Picture two buyers. One buys near a runway that is already pouring concrete. The other buys near an airport that might, someday, be built somewhere in a region the size of a small country. Same word. Completely different risk.

The five-stage value timeline

How long this really takes, and where the money is actually made. Navi Mumbai took close to three decades from proposal to first flight. Patience, on something confirmed, is the whole strategy.

- 1. Announcement.** Prices spike on pure speculation, years before a plane lands. The most exciting stage, and the most dangerous, because nothing is built.

 - 2. Land acquisition.** The messy stage: protests, litigation, rehabilitation. Prices can go flat or even cool here, even though the project is completely real.

 - 3. Construction.** The most reliable stage. You can see it. Roads, utilities, a terminal rising. Hope turns into expectation and the re-rating is solid. This is the smart entry.

 - 4. Opening.** The first flight, the media, a confirmation bump in demand.

 - 5. Maturity.** The slow, steady compounding over a decade as the jobs and the city actually fill in.
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"Confirmed" is a spectrum. A press release is not confirmed. Confirmed means real triggers: foundation laid, land substantially acquired, the concession financially closed, an aerodrome licence, or best of all, visible vertical construction you can stand in front of. Buying at confirmed-and-building captures most of the re-rating while removing most of the "will it even happen" risk.

THE HONEST PART

Who really gains, and how to protect yourself

The uplift never falls on everyone equally. Where land is taken by **acquisition**, the farmer is paid cash at a multiple of the rate. Where it is taken by **land pooling**, the farmer gives up land and gets back a smaller developed plot, so they can ride the appreciation instead of just walking away with a cheque. The biggest winners are very often not the ones with the biggest cheque, they are the ones who kept or reinvested nearby and rode the rise. The most exposed are the landless labourer with nothing to be compensated for, and families who face slow payment or displacement. A rising tide is real. So is the undertow.

Your airport-corridor checklist

- ✓ **Status first.** Know exactly where on the proposed-to-operational spectrum you are buying.
- ✓ **Assume delay.** Clearances, acquisition and litigation take longer than you are told. Use patient money you can lock away.
- ✓ **Mind liquidity.** Paper gains in a half-empty corridor are not real gains until a real buyer turns up. Can you actually exit?
- ✓ **Title, land use and RERA.** Fringe land is often agricultural or under acquisition notice. Do an independent title search, check land-use conversion, confirm RERA where it applies.
- ✓ **Avoid single-driver bets.** Ask the test question: if this airport slipped five more years, would this land still appreciate on its own? Favour catchments with more than one engine.

TALK TO A REAL PERSON

Buying near a corridor, or holding land you are unsure about?

Get a straight, honest read on your specific situation, whether you want to buy or sell. That is exactly what our team at eXp India is here for. No pressure.

[Message Sam's team on WhatsApp](#)

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