

# NEWSLETTER

CONSTRUCTION INFRASTRUCTURE UPDATES

FRIDAY, OCTOBER 09 - 10, 2025

[^ TOP](#)

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-  [India's aam aadmi is urbanising, but can the city systems keep up?](#)
-  [India-UK Partnership Accelerates With Modi-Starmer Meet In Mumbai: CETA, Trade, Defence, Tech And Education Initiatives Take Centre Stage](#)
-  [CM Yogi Adityanath Inaugurates And Lays Foundation For Development Projects Worth Rs 1,706 Crore In Jalaun](#)
-  [PM Modi Inaugurates Navi Mumbai International Airport Phase 1 — Key Highlights Of The Rs 19,650 Crore Landmark Project](#)
-  [First Stretch Of Meerut-Prayagraj Ganga Expressway Nearing Completion, Set To Open In November](#)

## India's aam aadmi is urbanising, but can the city systems keep up?

The Economic Times,  
October 09, 2025

### Synopsis

*India's cities are growing rapidly, creating economic opportunities and demanding new homes and services. While government spending on infrastructure is increasing, challenges like traffic, pollution, and housing shortages persist. Emerging cities and improved connectivity are key to future development. The next 25 years will shape India's urban future, aiming for livable and inclusive growth.*



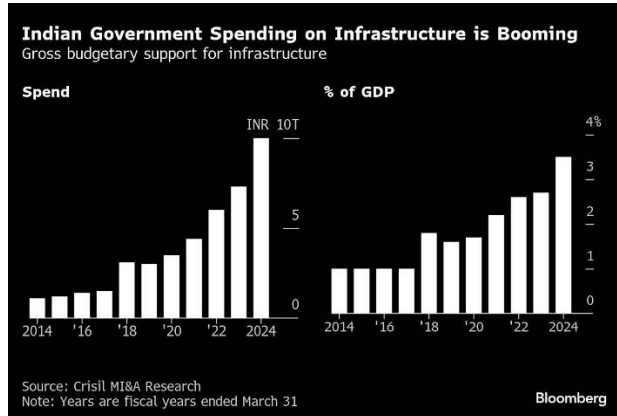
*AI generated image for representation purposes.*

India's cities are expanding fast. The built-up areas across the eight largest urban centres — Delhi NCR, Mumbai MMR, Bengaluru, Hyderabad, Chennai, Kolkata, Ahmedabad, and Pune -- have grown from roughly 2,136 sq km in 1995 to an estimated 4,308 sq km in 2025, according to real estate platform Square Yards.

But this isn't just concrete and flyovers. It reflects a deep economic and demographic shift. By 2050, India is expected to add around 330 million new urban residents -- roughly the size of the entire US population. Accommodating them will require nearly 100 million new homes, along with major expansions in transport, water, power, and public services.

### Funding the urban boom

Money is a major challenge. Bloomberg reports that India still faces a significant funding gap, and its fast-growing urban population could strain existing public systems. To address this, the government has stepped up, launching programs to attract long-term investors such as pension funds and life insurance companies, aiming to secure steady funding for urban infrastructure.



Government spending reflects this push. Gross budgetary support for infrastructure has doubled from an estimated ₹5 lakh crore in 2014 to around ₹10 lakh crore by 2024. As a share of GDP, it has risen from 0.9% in 2014 (flat until 2017) to 3.3% in 2024, showing a sustained effort to expand infrastructure alongside India's urban and economic ambitions.

### Opportunities and emerging hubs

Cities aren't just population centres, they're economic engines. Globally, cities generate over 80% of GDP, and India's development path runs through its urban centres. "We are already seeing this play out in major cities of India, where skyscrapers, dense business districts, and vibrant commercial hubs are reshaping how we live and work," said Tanuj Shori, CEO and founder of Square Yards.

While metros dominate the narrative, Shori points out the real excitement is in Tier 2 and 3 cities, where better infrastructure and capital flows are powering the next wave of growth.

Sanjay Dutt, MD & CEO of Tata Realty and Infrastructure Ltd, agrees. He told ET that India's next phase of urbanisation will focus on "balanced and inclusive city growth." Traditional metros like Mumbai, Bengaluru, and Delhi will continue evolving, but new hubs, Chennai, Navi Mumbai, Thane, Noida, and Gurgaon, are emerging, supported by expanding infrastructure, connectivity, and industrial corridors.

Tier 2 and 3 cities, he adds, also show strong potential thanks to improved governance, infrastructure investment, and a growing knowledge economy.

### Skilled workforce and integrated cities

Dutt highlighted the role of skilled professionals and NRIs returning to India, noting that cities like Bengaluru and Gurgaon have over 70% local workforce participation. This reduces reliance on foreign migrants and supports sustainable demand in residential and commercial real estate.

Global immigration trends also play a role. Stricter policies in the United States, such as higher H-1B visa fees and large-scale deportations under the Trump administration, affect the movement of skilled professionals and NRIs.

These shifts indirectly influence India's talent pool, which is crucial for urban growth and real estate demand in cities like Bengaluru and Gurgaon.

"To sustain growth, cities must become integrated live-work-play ecosystems, combining aspirational housing transit connectivity, and social amenities," Dutt said.

He added that planning must be data-driven and sustainable, integrating mixed-use developments, mobility infrastructure, and climate-resilient design.

### **Projections and megacities**

The United Nations projects India's urban population, currently around 37% of 1.46 billion, will rise to 53% by 2050, roughly 876 million people. By then, the country will have seven megacities with over 10 million residents: Delhi, Mumbai, Bengaluru, Hyderabad, Chennai, Ahmedabad, and Kolkata.

Dutt sees this urban growth reshaping real estate. "Developers are now creating self-sustaining ecosystems that combine work, living, and leisure in one integrated environment," he said, noting rising demand for premium and aspirational housing across both metros and emerging cities.

### **The strain beneath the skyline**

India's rapid urbanisation comes with challenges. High-rises, dense cores, and busy business districts are transforming real estate, but traffic congestion, pollution, and aging infrastructure are already pushing urban systems to their limits. Residents spend 1.5–2 hours daily stuck in traffic, according to mobility studies.

Mid-sized cities illustrate the problem. Ranchi, Jharkhand's capital, has just 41 city buses for 1.46 million people, highlighting gaps in public transport. Inefficiencies in urban transport, poor logistics, and weak infrastructure cost India up to \$22 billion annually, the Asian Development Bank estimates.

Pollution is another pressing issue. The 2023 World Air Quality Report by IQAir found 42 of the world's 50 most polluted cities are in India, up from 39 the year before. Water scarcity compounds matters, with nearly half of India's rivers polluted and outdated pipelines causing cities to lose 40–50% of piped water before it reaches households.

Housing remains a major concern. Knight Frank India and NAREDCO estimate India's urban affordable housing shortage of 9.4 million units could rise to 30 million by 2030, pushing millions into informal settlements lacking basic sanitation.

Municipal finances make things harder. India collects less than 0.2% of GDP from property taxes, compared with 1.1% in OECD countries, leaving cities reliant on state and central transfers that are often delayed or insufficient.

### **Transforming connectivity**

India's urban infrastructure push isn't just about fixing problems; it's driving growth. International airports like Navi Mumbai, Jewar (Noida), Mopa (Goa), and upcoming hubs in Dholera and Parandur are improving access while easing pressure on existing airports.

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The Mumbai–Ahmedabad bullet train, the country’s first high-speed rail corridor, will cut travel time and boost growth in intermediate cities.

Metro networks in Bengaluru, Delhi NCR, and Hyderabad are expanding rapidly, supported by expressways, smart city projects, riverfront redevelopments, and renewable energy infrastructure, attracting investment and opening new industrial and commercial corridors.

### **Government initiatives**

India is taking steps to address these gaps:

- Swachh Bharat Mission for sanitation
- Smart Cities Mission to modernise infrastructure
- PM SVANidhi for street vendors
- PM Awas Yojana (Urban) for affordable housing
- AMRUT for water and sewerage reforms

Yet execution remains a challenge. Experts say urban infrastructure should be treated as core national infrastructure, just like highways, ports, and energy grids, rather than purely local civic issues.

### **Looking ahead**

Dutt emphasises integrated urban planning: “India’s cities must evolve into live-work-play ecosystems supported by premium housing, transit connectivity, and social amenities.”

The World Bank is backing India’s vision of livable cities. Auguste Tano Kouamé, the Bank’s Country Director for India, writes that cities should be engines of productivity, innovation, and inclusion, with infrastructure enabling livable, climate-resilient, and inclusive growth.

The next 25 years will determine whether India’s urban boom becomes a demographic dividend or a development disaster.

[^ TOP](#)

India-UK Partnership Accelerates With Modi-Starmer Meet In Mumbai: CETA, Trade, Defence, Tech And Education Initiatives Take Centre Stage  
Swarajya,  
October 10, 2025



*PM Narendra Modi and PM Keir Starmer of UK held extensive talks in Mumbai today*

Prime Minister Narendra Modi on Thursday (9 October) welcomed UK Prime Minister Keir Starmer on his first official visit to India.

The leaders conducted a joint press conference at Raj Bhawan in Mumbai, where Starmer had arrived the previous day, to discuss trade and business alongside 125 of the UK's leading industry figures.

Central to the visit is the Comprehensive Economic and Trade Agreement (CETA) signed between the two countries in July, described by Starmer as "a breakthrough moment - years in the making, slashing tariffs, increasing access to each other's markets to drive growth and create jobs for our people and making life in both our nations."

Modi noted, "With this Agreement, the import cost between the two countries will come down, new employment opportunities will be created for the youth, trade will increase, and both our industries and consumers will benefit."

Starmer added, "India is a global player...We want to see India taking its rightful place in the UNSC."

The leaders also addressed the India-UK CEO Forum and the Global FinTech Festival 2025, building on the largest-ever business delegation accompanying Starmer.

These platforms are expected to foster enhanced investment, joint ventures, and technological collaboration across sectors such as finance, AI, and critical emerging technologies.

In technology and innovation, the two nations have advanced the India-UK Technology Security Initiative, establishing joint AI research centres and connectivity hubs to bridge young innovators.

A Climate Technology Startup Fund and the India-UK Offshore Wind Taskforce were also launched to support sustainable energy and climate-focused entrepreneurship.

Education and skill development were another key focus. Nine UK university campuses are now operational or under development in India, including the recently inaugurated Southampton University Gurugram campus.

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These initiatives aim to expand higher education access and facilitate knowledge exchange in technology and research.

Defence and security cooperation has also deepened, with agreements on defence co-production and joint military training. Indian Air Force instructors will now serve as trainers with the UK's Royal Air Force, strengthening operational collaboration.

Modi underlined that shared values of democracy, freedom, and rule of law underpin these partnerships. "India's dynamism and UK's expertise create a unique synergy, talent and technology-driven, building a bright future for the people of both nations," he said.

[^ TOP](#)

## CM Yogi Adityanath Inaugurates And Lays Foundation For Development Projects Worth Rs 1,706 Crore In Jalaun

Swarajya,  
October 10, 2025

Chief Minister Yogi Adityanath visited Jalaun district to inaugurate and lay the foundation stones for 48 major projects worth Rs 1,706 crore on Thursday (9 October).

The projects covered critical departments including Roads, Education, Health, Irrigation, Water Corporation, Rural Development, and Urban Development.

During a public meeting at Indira Stadium in Orai, which began at 4 p.m., CM Yogi also distributed grants for schemes like Mission Shakti, agricultural machinery, and the Anti-Romeo Squad.

Several major projects were inaugurated during the visit. Key among them were the Sihara–Pal–Sarsai–Rajpur Road, featuring a new bridge over the Yamuna River at Pal Ghat; the Konch–Moh–Mihini–Bobhan Road, where approach roads were strengthened and safety measures enhanced along the Pawan River; and the Orai–Konch Road, widened and strengthened up to kilometer 27.03. Under the Green Energy Corridor, 132–132 kV substations and power lines at Kutal and Khodera were also inaugurated.

Foundation stones were laid for several other important projects, including the installation of 400 kV and 220 kV substations in the Mehwata area under the Green Energy Corridor, construction of residential and office buildings at Orai Tehsil Headquarters, and the widening and strengthening of key district roads such as Orai–Konch–Nadigad, Eta–Korona, Jalawan–Nehil, Anina–Iroti, and Rakh–Khodar–Manhaga. An access road to Jalaun Devi Temple was also initiated.

The event saw the presence of several ministers, including Watantra Dev Singh, Bhupendra Singh Chaudhary, Sanjay Singh Gond, Govind Singh Rajput, and Anup Valmiki.

[^ TOP](#)

## PM Modi Inaugurates Navi Mumbai International Airport Phase 1 — Key Highlights Of The Rs 19,650 Crore Landmark Project

PTI,

*"Joining the Hands that Believe in Building Sustainably # Platform for Sustainable Infra"*

October 9, 2025

Prime Minister Narendra Modi on Wednesday (8 October) finally inaugurated Phase 1 of the Navi Mumbai International Airport (NMIA), a landmark Greenfield project built at a cost of around Rs 19,650 crore.

Spanning 1,160 hectares, the new airport is expected to ease the pressure on Mumbai's overburdened Chhatrapati Shivaji Maharaj International Airport while giving a significant push to India's aviation capacity.

Before the official launch, the Prime Minister inspected the terminal, joined by Maharashtra Chief Minister Devendra Fadnavis, Union Civil Aviation Minister Ram Mohan Naidu Kinjarapu, and Adani Group chairman Gautam Adani.

*PM Modi being briefed about the details of the airport*

Passenger services are set to begin with domestic flights in the coming weeks, followed by international operations from December.

Designed by London-based Zaha Hadid Architects, NMIA will eventually have four passenger terminals and two parallel runways, with a dedicated VVIP terminal planned for completion by 2030.

The building's design, inspired by the lotus, incorporates motifs that reflect Maharashtra's culture and heritage.

*Lotus is the inspiration for the architecture*

The airport has been planned as a model of green and smart infrastructure. It will feature India's first Automated People Mover system linking its terminals, storage facilities for Sustainable Aviation Fuel (SAF), and provisions to generate 47 MW of solar energy.

Electric buses will form part of its ground transport system, while a unique water taxi service will connect it to other parts of the city.

NMIA will also be India's first fully digital airport, deploying DigiYatra for contactless processing and AI-based systems across check-in, security, and boarding.

*66 check-in counters and 22 self-baggage drop in the terminal*

The first phase includes 66 check-in counters and 22 self-baggage drop kiosks aimed at cutting queues and ensuring faster passenger flow.

Airlines such as IndiGo, Air India, and Akasa Air have already committed to operating from the new hub.

Describing the inauguration as a "grand moment" for Maharashtra, Chief Minister Devendra Fadnavis also announced that the airport will be named after Dinkar Balu Patil, remembered for championing fair compensation for project-affected families during Navi Mumbai's initial development.

Reflecting on his government's ten-year emphasis on enhancing air connectivity, PM Modi remarked, "In 2014, I had said it was my dream that even people wearing hawai chappals (slippers)



should be able to travel by air. To fulfil this, it was important to set up new airports across the country.”

[^ TOP](#)

## First Stretch Of Meerut-Prayagraj Ganga Expressway Nearing Completion, Set To Open In November

PTI,

October 9, 2025

The 594 km Ganga Expressway, which will eventually connect Meerut to Prayagraj, is edging closer to reality.

The initial 130 km stretch between Meerut and Badaun is expected to open for traffic in November, according to a Jagran report, marking a major milestone for the state’s largest infrastructure project.

Although the original contract deadline was 12 October, prolonged monsoon rains pushed back the timeline.

Officials now say construction is virtually finished, with only the approach road to the Simbhaoli railway overbridge pending.

According to officials, the task requires nearly one lakh cubic metres of soil, but is on track for completion by the end of October.

Built by L&T under the supervision of UPEIDA’s Project Implementation Unit and operating agency RRB, the corridor already boasts a toll plaza at Kharkhari village, welcome boards at entry points, illuminated streetlights, and speed-monitoring systems.

Security cameras linked to a central control room have been installed, and internet connectivity, servers and toll equipment are now operational.

The entry to the expressway is at Bijauli village on Hapur Road, with 15 km of the route falling within Meerut district. In this stretch alone, commuters will pass one major bridge, two flyovers and 11 underpasses, making up 14 structures in total.

Across the Meerut–Badaun section, the engineering scale is even more striking: 28 minor bridges, five major bridges, two railway overbridges, nine flyovers and 117 underpasses, bringing the total number of structures to 161.

[^ TOP](#)