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# Real Estate Sector gears up for urban expansion

**By Bhalchandra Chorghade**

**Mumbai:** Mumbai's real estate and urban development ecosystem is preparing to showcase its evolving growth model at the National Urban and Real Estate Development Conclave 2026, scheduled for February 13-14 at Yashobhoomi, New Delhi. Led by NAREDCO Maharashtra, the state's participation reflects a broader transition underway in Maharashtra's property market—from conventional urban expansion to infrastructure-driven, technology-enabled and sustainability-focused growth.

As one of India's most urbanised states, Maharashtra has historically served as a bellwether for national real estate trends. With metropolitan hubs such as Mumbai, Pune and Nagpur driving investment and migration, alongside emerging urban centres like Nashik, the state is positioning itself to demonstrate how diversified regional growth can reduce pressure on traditional megacities while supporting balanced economic expansion.

## Markets

A central theme of Maha-

ashtra's participation will be transit-oriented development (TOD) and infrastructure-led planning. The expansion of metro corridors, expressways, industrial nodes and logistics hubs is increasingly shaping land use patterns and property demand. By linking housing supply with transport connectivity, policymakers aim to create integrated urban ecosystems rather than fragmented growth clusters.



Large-scale redevelopment, particularly in densely populated regions like the Mumbai Metropolitan Region, also remains a key focus area. Redevelopment projects are being positioned not merely as real estate upgrades but as tools to enhance urban resilience, optimise land use and improve housing quality. Rental housing initiatives and mixed-use developments further reflect a shift towards more flexible and diversified urban mod-

els, catering to changing demographic and workforce patterns.

## Policy Reforms

The conclave's agenda underscores the importance of regulatory clarity and institutional alignment. Discussions will include ongoing reforms under the Real Estate (Regulation and Development) Act (RERA), integration with the Insolvency and Bankruptcy Code and the Consumer Protection Act, and mechanisms to strengthen investor confidence. These reforms aim to create a transparent, efficient and legally robust operating environment for developers and financiers.

Technology is expected to play a pivotal role in Maharashtra's narrative. Digitisation of property transactions, adoption of proptech platforms and data-driven urban planning tools are being positioned as essential enablers of efficiency and accountability. In a market where compliance, transparency and speed of execution are increasingly valued by investors, digital governance frameworks could become a major differentiator.