

Feb 2025

*Special*

# Study

## On Second Home Destinations in India

Prepared by **Axon**  
in partnership with  
**360 Realtors**

# Abstract



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MD, Axon Developers

The Indian second home market is growing at a staggering pace. Once believed to be a lifestyle upgrade for the rich & affluent, second homes are gaining widescale popularity.

Indian economy continues to expand, leading to rise in the disposable income. New crops of high and high-middle income households comprising corporate executives, professional advisories, doctors, business owners, start-up enthusiasts, media person, realtors, public servants, are emerging. These are well-heeled Indians with refined tastes and a capacity to spend.

This is spurring demand for professionally managed, comfortable, and premium residential market. There is growing preference to lead a more balanced, sustainable, and nature centric living. Consequently, properties such as second homes, cottages, and serviced apartments amidst scenic destinations in India are becoming very popular. Apart from owning a home in the cities, many are opting for a second home option(s), wherein they can periodically go to shun hectic urban lives and avoid congested roads and traffics for a while.

Many tourists also prefer to stay in private villas with tailor made services rather than conventional hotels and resorts. These new age villas and bungalows are becoming hub for group and solo travellers, family get togethers, small corporate outings. Likewise, many are opting them for family functions, solo travel, workcations, adventure trips, vloggings, etc. They offer a much more customized, immersive, and cost effective (sometimes) option.

As the demand for second home(s) & rental villa(s) are thriving in India, new destinations are emerging fast on the map. From the Himalayan ranges in the north to the verdant Sahyadri to the picturesque coastal regions of India, the market is set to boom or have rather started picking fast. Big developers are drawn towards this erstwhile niche segment. Numerous entities are interacting with each other such as real estate developers, hotel operators, branded living management companies, design consultants, and marketing agencies. The innovative space marked with synergistic overlapping is unfolding new business models and inspiring new asset types.

To learn more about India's growing second home market we have compiled this special report. The report will assess and evaluate a bunch of second home destination across a predefined grid and accordingly place them. The methodology of the grid has been given in the end of the report. The key objective of the research is to give an agnostic and yet rich & insightful perspective of various individual second home destinations in India. The research can render powerful data backed narrative, helpful to both individual buyers as well as institutional entities.

As per our study some of the superlative markets include Sindhudurg, North Goa, and Ayodhya. These are leading the quadrant, as they not just command large-sized second home markets but also are poised to grow at momentous pace in the years to come.

North Goa with its slew of picturesque beaches such as Mandrem, Ashwem, Vagator, Morjim is one of the most coveted second home markets in India. Plenty of natural beauties, popular cafes, and frenzy night lives make the region a perfect destination to own a holiday home or villa. Property prices have risen in North Goa at the rate of around ~ 28 to 35% in the past 12 months.

The current supply of second homes are over 2000 units. The supply lines largely include, gated villas, service apartments, and premium condominiums. North Goa is mostly a luxury market with properties in the range of Inr 7-35 crores.

Adjacent to North Goa, Sindhudurg is also emerging as a bustling second home & holiday villa destination. Sindhudurg was mostly a weekend travel destination of Maharashtra. However, with the opening of the MOPA airport (~ 30 mins), it has emerged as the next big hub for branded land parcels, cottage, villas, etc. The current supply of second homes are pegged around ~ 3800 units. Sindhudurg is still cost effective compared to Goa, as land parcels are available at the sweet spot of Inr 1800-2500 PSF. However, as prices are surging at 24% annually, this might not be the case in future.

Ayodhya is also seeing a tremendous spotlight after opening of the temple. GOI is spending close to INR 83,000 crores as a part of infra overhaul. People from all over India are vying to own land in the temple town. The current supply of second homes are around 250 units but can soon take a big turn. In the past 12 months property prices have jumped by around ~ 22% and is slated to grow by around 14-15% yearly, going forward.



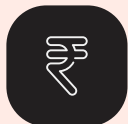
# 1. Sindhudurg Snapshot



Total branded hotels and home stays (Rooms)  
**~ 50**



Tourist volume (daily)  
**2000**



Average land price (INR/ sq. ft.)  
**₹1,800- 2,500/ sq. ft**



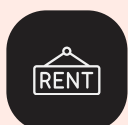
12 month's land price appreciation  
**28%**



Total second home units (projects with >> 30 units)  
**3800**



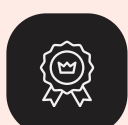
Projected yearly annual appreciation (lands)  
**24%**



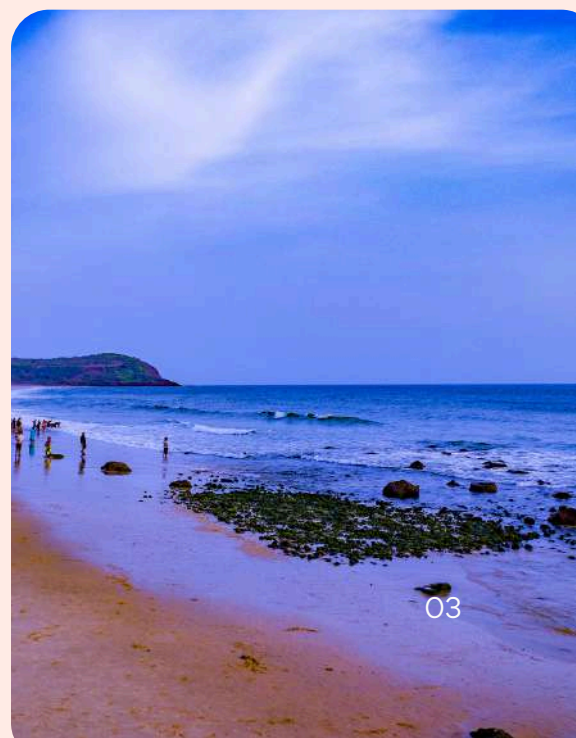
Rental yields  
**7.2%**



Total size of future infra development  
**15,800 crores**



Total branded hotels & homestays pipeline (rooms)  
**940**



# Sindhudurg Snapshot Summary



1.

Sindhudurg is pristine Konkan town in the southern Maharashtra, bordering Goa. The region, a nature's true paradise is known for panoramic Arabian sea, white sand beaches, picturesque hillocks, and idyllic rural backyards.



2.

Sindhudurg, widely known for its scenic beauties is a popular weekend destination alongside neighbouring Raighad and Ratnagiri district.



3.

However, the region is set to leapfrog to become a popular tourism and second-home destination of national significance.



4.

A domestic airport (Chipi) has opened in the Vengurla Taluka of Sindhudurg in 2021. The newly built international airport in MOPA is also at an approachable distance (~ 15 mins)



5.

As the connectivity of Sindhudurg has improved significantly, there is growing interest in the second home, farm stay and ecotourism markets in the region.



6.

Locations within Sindhudurg such as Sasoli, Vengurla beaches, Shimoga, Bhogwe, Kudal, Tilarl are becoming popular destinations both amongst tourists as well as second-home buyers.



7.

There is also tremendous potential for other alternative type (s) of tourist and staycation activities such as snorkelling, farm tours, cultural tours, wellness and Ayurveda, etc.

## 2. Rishikesh and Narendra Nagar



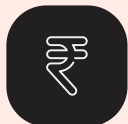
Total branded hotels and home stays (Rooms)

**410**



Tourist volume (daily)

**7,500**



Average land price (INR/ sq. ft.)

**₹3000- 3200/ sq. ft**



12 month's land price appreciation

**9.5%**



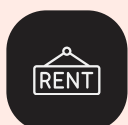
Total second home units (projects with >> 30 units)

**~ 150**



Projected yearly annual appreciation (lands)

**6-7%**



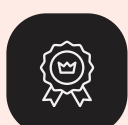
Rental yields

**6.5%**



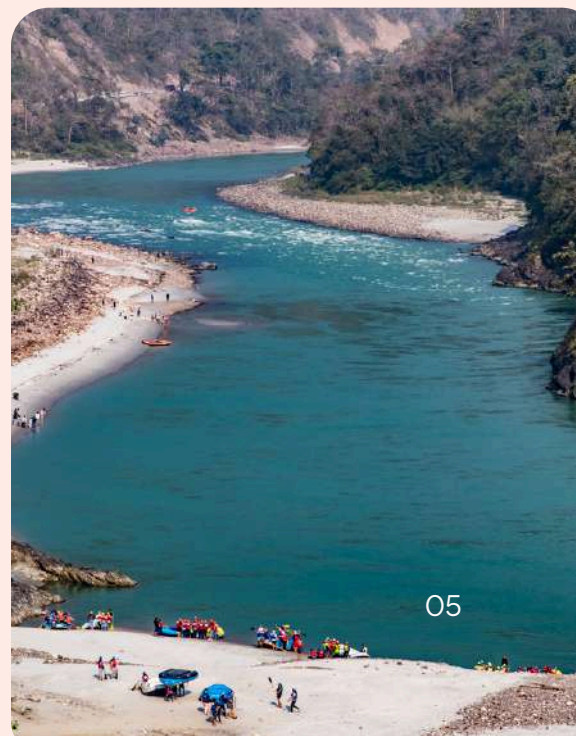
Total size of future infra development

**23,000 crores**



Total branded hotels & homestays pipeline (rooms)

**280**



# Rishikesh and Narendra Nagar Summary



**1.**

The stretch between Rishikesh located in the foothills of Himalayas, to up till Narendra Nagar is fast emerging as a second home market in North India.



**2.**

Property investors, hospitality businesses, and second home buyers from NCR & Chandigarh has traditionally invested in markets such as Tapovan, Dehradun road, etc.



**3.**

Numerous solo travellers, adventure junkies, and travel vloggers are drawn towards the region due to the spectacular natural beauties.



**4.**

There is a major railway station in Haridwar. Likewise, the Dehradun airport is within approachable distance of ~ 40 kms.



**5.**

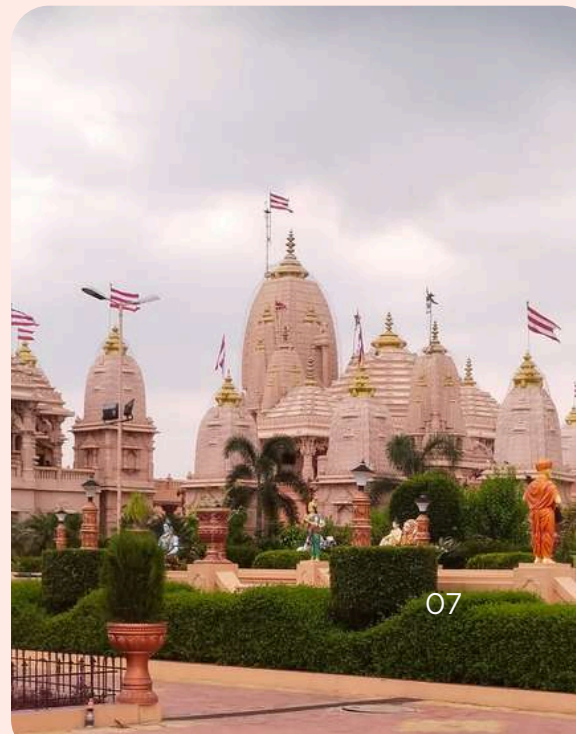
There is a newfound interest in Narendra Nagar, located at just 16 kms from Rishikesh. Narendra Nagar offers picturesque views of Himalayan peaks, deodar forests, celestial Ganges, and much more.



**6.**

Narendra Nagar is becoming a popular destination for wellness tourism, spas, Ayurveda retreats, spiritual & yoga retreats, etc. as the natural beauty of the region makes it perfect for healing and rejuvenation.

# 3. Ayodhya



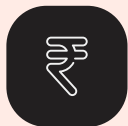
Total hotels and home stays (rooms)

**3300**



Tourist volume (daily)

**100,000 – 125,000**



Average land price (INR/ sq. ft) (3-8 kms radius of the temple)

**₹3900- 4000/ sq. ft**



12 month's land price appreciation

**22%**



Total second home units (projects with >> 50 units)

**250**



Projected yearly annual appreciation (lands)

**14.5%**



Rental yields

**5%**



Total size of future infra development

**55,000 crores**



Total branded hotels & homestays pipeline (rooms)

**1500 rooms**



# Ayodhya Summary



**1.**

The temple town of Ayodhya happens to be one of the most high-growth property market(s) after inauguration of the Rama Temple.



**2.**

Ayodhya is drawing attention of property developers, businesses houses, investors, second home buyers, hospitality players from all over India.



**3.**

As per the Ayodhya Masterplan 2031, over INR 83,000 crores will be spent on infrastructure development activities in Ayodhya.



**4.**

Already work worth INR 30,000 crores is operational encompassing new airports, transport hubs, retail complexes, highways, entertainment zones.



**5.**

There is an extensive pipeline of 76 hotels in Ayodhya, besides 3300 operational rooms. Major hospitality brands such as IHCL, Radisson, Hyatt, Lemon Tree, Kamat, Clarks Inn are active in the Ayodhya market.



**6.**

Due to the immense religious significance Ayodhya is associated with, the area will continue to see influx of property buyers in big volumes, from all over India.

## 4. Chamba & Tehri



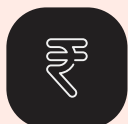
Total branded hotels and home stays (Rooms)

**40**



Tourist volume (daily)

**1500-2,000**



Average land price (INR/ sq. ft.)

**₹1550- 2500/ sq. ft**



12 month's land price appreciation

**20%**



Total second home units (projects with >> 30 units)

**NA**



Projected yearly annual appreciation (lands)

**7-8%**



Rental yields

**5%**



Total size of future infra development

**8,100 crores**



Total branded hotels & homestays pipeline (rooms)

**~ 10**



# Chamba & Tehri Summary



**1.**

On the intersection of roads emanating from Rishikesh & Mussoorie, lies the relatively unexplored but the enchanting hamlet of Chamba.



**2.**

Tucked into the Himalayas, at a height of around 3500 feet, Chamba and nearby Tehri offers sneak peak into ice clad mountains on the backgrounds.



**3.**

There is plenty to do in Chamba, from high altitude trekking tracks to taking casual walks and trails amidst nature's beauty. The flatbeds of Bhagirathi river are perfect for relaxation, yoga, and meditation.



**4.**

India's largest dam, The Tehri Dam is located at just 14 kms from Chamba. Tourism, sightseeing, staycations, and vlogging activities are picking up in Chamba region, giving rise to increased investments in hotels and resorts.



**5.**

Chamba is at distance of around 2 hours from Dehradun. However, after the opening of the newly proposed tunnel, the commute time will come down to just ~ 40 mins.



**6.**

Chamba is a potential ground for numerous experiential real estate such as gated villas, retirement homes, second homes, Ayurveda hotels, eco resorts, etc.

# 5. Alwar



Total branded hotels and home stays (Rooms)  
**290**



Tourist volume (daily)  
**1500**



Average land price (INR/ sq. ft.)  
**₹300-900/ sq. ft**



12 month's land price appreciation  
**15-20%**



Total second home units (projects with >> 30 units)  
**530**



Projected yearly annual appreciation (lands)  
**27-30%**



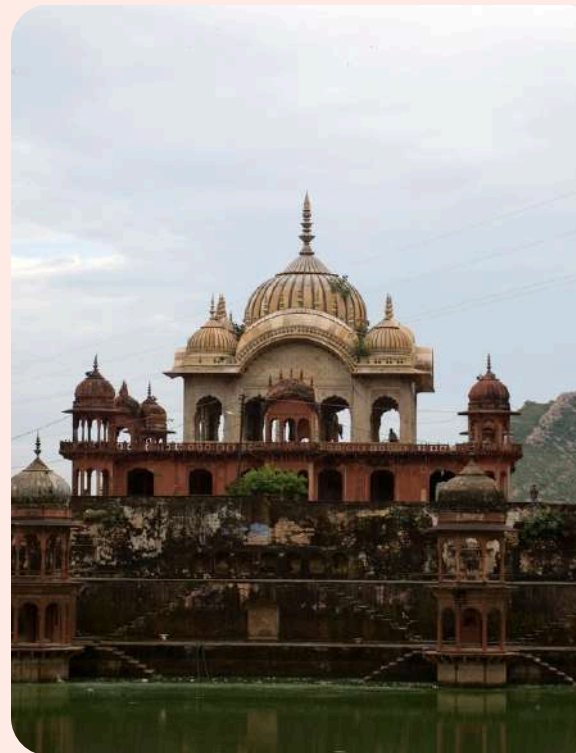
Rental yields  
**5.6%**



Total size of future infra development  
**₹28,600 crores**



Total branded hotels & homestays pipeline (rooms)  
**NA**



# Alwar Summary



1.

Delhi NCR has a natural propensity for farmhouses with well-established centres in Chatarpur, Mehrauli, Brijwasan. However, farmhouses in Delhi are very expensive, and meant for just selected few.



2.

This necessitates the need for alternate spaces in the vicinity that can offer lavish & spacious farm house and second home options to the discerning buyers at relatively manageable rates.



3.

Situated on the fringes of Aravalli, the scenic town of Alwar and its nearby region is gaining prominence as a prolific farm house, second home, and retirement villa destination.



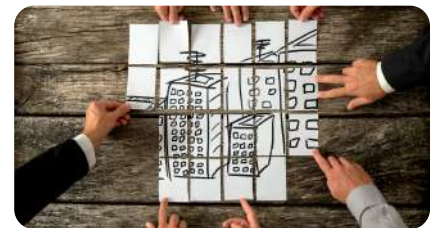
4.

Alwar is blessed with scenic natural beauties, hillsides, celestial lakes, and numerous heritage sites, which reflects the glorious past of Rajasthan.



5.

It is also a perfect weekend destination for people from NCR, Chandigarh, and Jaipur, giving rise to hospitality business.



6.

Alwar is at the forefront of numerous high-ticket infra development projects. It is accessible via the 8-lane Mumbai Delhi expressway and the Delhi Mumbai Industrial Corridor.



7.

Work has begun the much coveted RRTS (Regional Railway Transit System). The high-speed network, once completed will bring most of the major hubs in NCR within 100 mins from Alwar. This will further infuse new vigour in the Alwar's property market.

## 6. Siliguri and Darjeeling



Total branded hotels and home stays (Rooms)

**535**



Tourist volume (daily)

**2500**



Average land price (INR/ sq. ft.)

**₹4200/ sq. ft**



12 month's land price appreciation

**7%**



Total second home units (projects with >> 30 units)

**300**



Projected yearly annual appreciation (lands)

**6%**



Rental yields

**4.5%**



Total size of future infra development

**1,300 crores**



Total branded hotels & homestays pipeline (rooms)

**~ 100**

# Siliguri and Darjeeling Summary



**1.**

The region of Siliguri is the gateway to the North East of India. Siliguri and its nearby region (within just 60 kms radius, there are plenty of popular destinations such as Darjeeling, Kalimpong, and Gangtok), is known for verdant landscape, ornate tea gardens, sub-tropical jungles, and spectacular views of the mighty Himalayas.



**2.**

The local culture is very diverse with multiple hues of Sikkimese, Assamese, Bengali, Nepali, and Bhutanese influence. People are very courteous and tourist friendly.



**3.**

A nature's true paradise, the region is seamlessly integrating wellness, nature, and culture.



**4.**

Siliguri is a rich amalgamation of modernity and old-world nostalgia. While there is no dearth of modern malls, hotels and restaurants; it has a plenty of old-styled neighbourhoods, British era bungalows, quaint cafes, traditional Bazars giving a very immersive experience.



**5.**

The natural scenic beauties of the region, picturesque hilly terrains, and idyllic Himalayan environs, make it's a high potential second home destination.



**6.**

The region is a potential ground for developing alternative healing & wellness-based projects such as Panch Karma centres, Ayurveda hotels, eco-hotels, detox therapy centres, spas, etc.

# 7. Lonavla



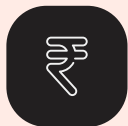
Total branded hotels and home stays (Rooms)

**648**



Tourist volume (daily)

**4500-5000**



Average land price (INR/ sq. ft.)

**₹9,100/ sq. ft**



12 month's land price appreciation

**7%**



Total second home units (projects with >> 30 units)

**1077**



Projected yearly annual appreciation (lands)

**NA**



Rental yields

**NA**



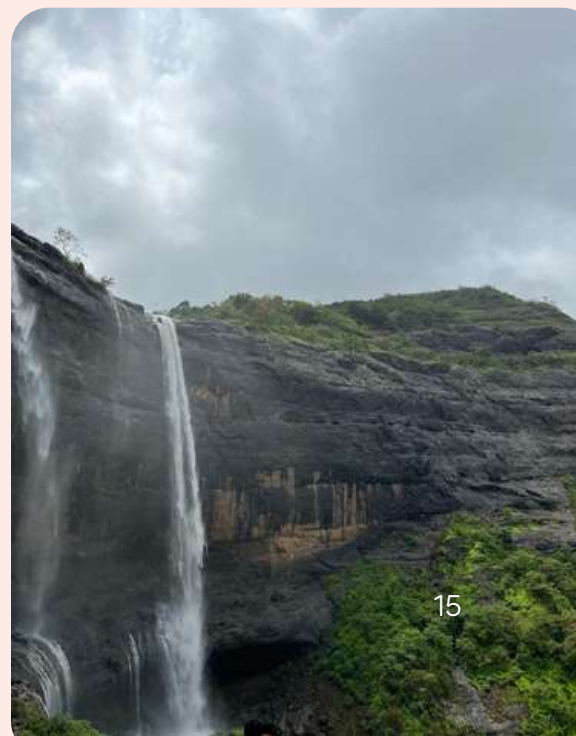
Total size of future infra development

**₹3,150 crores**



Total branded hotels & homestays pipeline (rooms)

**~100**





# Lonavla Summary



**1.**

Lonavla is a beautiful hill station tucked in the Sahyadri mountain ranges. Strategically positioned between Mumbai (~ 60 kms) and Pune (~ 80 kms), it is a popular weekend destination in Maharashtra.



**2.**

Lonavla and its nearby regions are known for beautiful valleys, natural water bodies, dams, verdant trails, natural caves, and much more.



**3.**

It is also a popular adventure sports destination with plenty of options for hiking, trekking, cycling, etc.



**4.**

As cities such as Mumbai & Pune are becoming overcrowded, Lonavla and nearby hilly regions offer plenty of opportunities to develop second homes and vacation villa projects.

# 8. North Goa



Total branded hotels and home stays (Rooms)

**2000- 2500**



Tourist volume (daily)

**17,000- 20,000**



Average land price (INR/ sq. ft.)

**₹7,500-9,500/ sq. ft**



12 month's land price appreciation

**28-35%**



Total second home units (projects with >> 30 units)

**2250**



Projected yearly annual appreciation (lands)

**25-30%**



Rental yields

**8%**



Total size of future infra development

**~₹15,000 crores**



Total branded hotels & homestays pipeline (rooms)

**480**

# North Goa Summary



## 1.

The North Goa is a coveted property market destination, drawing attention of Indian elites and the well-heeled buyers.



## 2.

North Goa has some popular beach destinations including Mandrem, Morjim, Vagator, Ashwem, etc.



## 3.

North Goa is known for scenic beaches, electrifying night lives, flea markets, popular cafes, and much more.



## 4.

The region is also inundated with natural beauties such as mangroves forest, rivers, eco reserves, and much more. North Goa also has some quaint Portuguese colonies full of old bungalows, churches, and eateries.



## 5.

The property market in North Goa is largely premium with demands mostly centred around 2/3/ 4 BHK independent homes, service apartments, luxury condominiums, etc.



## 6.

Property prices are mostly in the range of INR 7-35 crores. However, relatively affordable options are also available



## 7.

Well-heeled Indians from various parts of the country consider this as a lifestyle upgrade to own a housing unit in North Goa. This is further fuelling demand for top-end properties with curated services

# 9. Dehradun



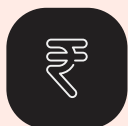
Total branded hotels and home stays (Rooms)

**870**



Tourist volume (daily)

**5000**



Average land price (INR/ sq. ft.)

**₹2,700- 3,000/ sq. ft**



12 month's land price appreciation

**12%**



Total second home units (projects with >> 30 units)

**960**



Projected yearly annual appreciation (lands)

**5-6%**



Rental yields

**4.2%**



Total size of future infra development

**₹7800 crores**



Total branded hotels & homestays pipeline (rooms)

**452**

# Dehradun Summary



**1.**

Situated at around ~ 5 hours drive from NCR, Dehradun is a sought-after second home destination in North India.



**2.**

After the completion of Delhi-Dehradun expressway, its proximity with NCR will further improve.



**3.**

Located on the foothills of Shivalik mountains, Dehradun is inundated with plenty of natural beauties.



**4.**

Dehradun is a thriving ground for well designed bungalows, gated villas, low rise builder floors, serviced apartments, etc.



**5.**

Dehradun is a famous tourist destination in North India, with a wide range of popular tourist activities such as adventure sports, leisure tourism, wellness, etc. This is further fuelling growth in second home market in the region.

# 10. Shimla



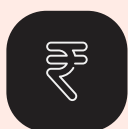
Total branded hotels and home stays (Rooms)

**554**



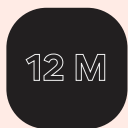
Tourist volume (daily)

**25,000**



Average land price (INR/ sq. ft.)

**₹3,050- 3,650/ sq. ft**



12 month's land price appreciation

**6.2%**



Total second home units (projects with >> 30 units)

**560**



Projected yearly annual appreciation (lands)

**9-10%**



Rental yields

**3%**



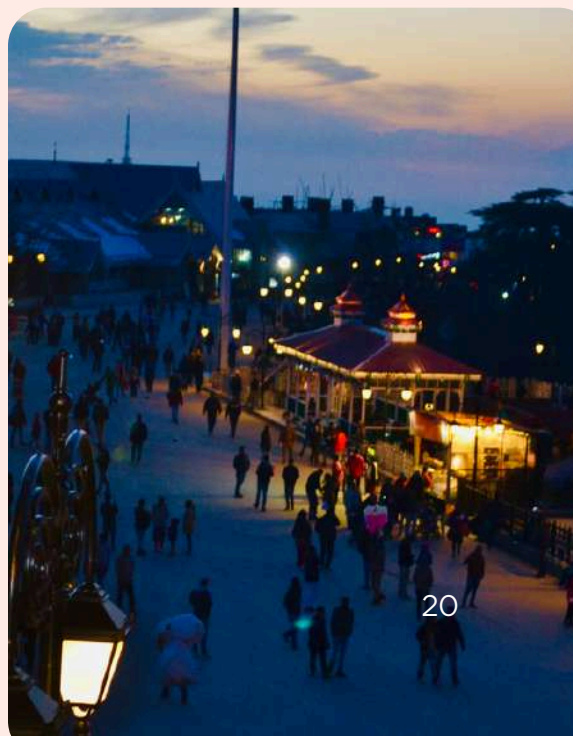
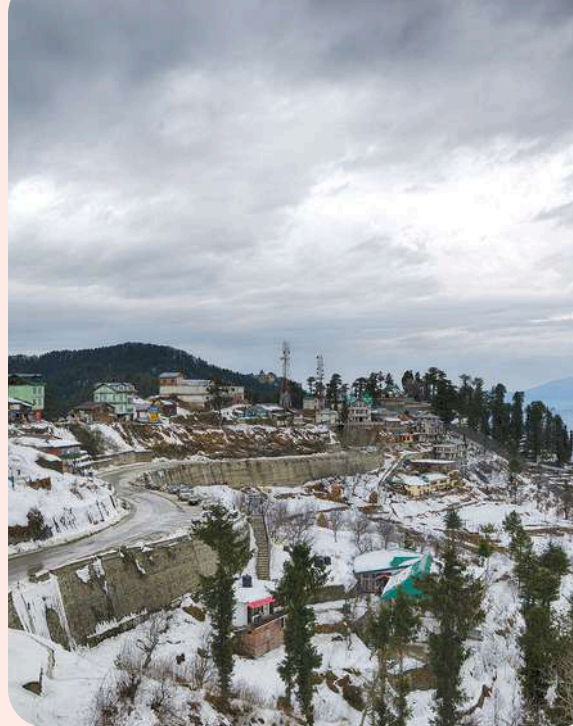
Total size of future infra development

**₹4,650 crores**



Total branded hotels & homestays pipeline (rooms)

**372**



# Shimla Summary



**1.**

Shimla located at a height of around ~ 2200 meters is the capital of the state of HP. The region is a nature's true beauty with lush misty deodar forests, spellbinding valleys, hills, and much more.



**2.**

Shimla is a well-established tourism market with a daily tourist volume of around ~ 25,000.



**3.**

In and around Shimla, there are beautiful village communities, further adding to the natural charm of the city.



**4.**

Shimla has traditionally been a popular second home and retirement home destination, attracting the likes of retired IAS officers, army officers, business men etc.



**5.**

It is strategically placed at just ~350 kms from NCR and just 100 kms from Chandigarh. This has further helped it emerge as a popular second home destination in North India.



**6.**

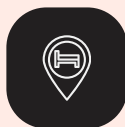
Shimla is well connected via roadways, railway network, and airport.



**7.**

Shimla has a thriving second home market, comprising gated villas, luxury bungalows, low rise apartments, etc.

# 11. Solan & Kasauli



Total branded hotels and home stays (Rooms)

**430**



Tourist volume (daily)

**5500-6000**



Average land price (INR/ sq. ft.)

**₹3500-4000/ sq. ft**



12 month's land price appreciation

**5%**



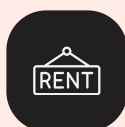
Total second home units (projects with >> 30 units)

**520**



Projected yearly annual appreciation (lands)

**5.5- 6%**



Rental yields

**4.7%**



Total size of future infra development

**₹2400 crores**



Total branded hotels & homestays pipeline (rooms)

**190**





# Solan & Kasauli Summary



**1.**

Located close to Shimla, Solan and Kasauli offers a very tranquil and pristine location perched on the Himalayas. A relatively less explored destination, it is a perfect recipe for someone looking out for peace & solitude.



**2.**

Whether watching the Himalayan splendours of beautiful hills & valleys or simply taking stroll amidst natural brooks and streams, Solan offers immersive experiences.



**3.**

Solan and its nearby region can also be a great place for adventure seekers. From paragliding to rock climbing, it has enough to give you an adrenaline rush.



**4.**

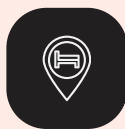
In a time when bonding with nature is no more just another buzz word, second home buyers are intrigued with Solan and nearby regions such as Kasauli. Owning a villa or a cottage in Solan can give access to limitless natural beauties, nature's indulgences, and celestial Himalayan Grandeur.



**5.**

It can also be a great investment as the demand for branded stays & workcations are rising sharply in the region.

## 12. Coorg



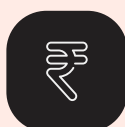
Total branded hotels and home stays (Rooms)

**670**



Tourist volume (daily)

**4500**



Average land price (INR/ sq. ft.)

**₹2,000- 2,200/ sq. ft**



12 month's land price appreciation

**4.3%**



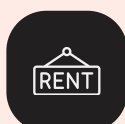
Total second home units (projects with >> 30 units)

**~ 50**



Projected yearly annual appreciation (lands)

**4.8%**



Rental yields

**5.8%**



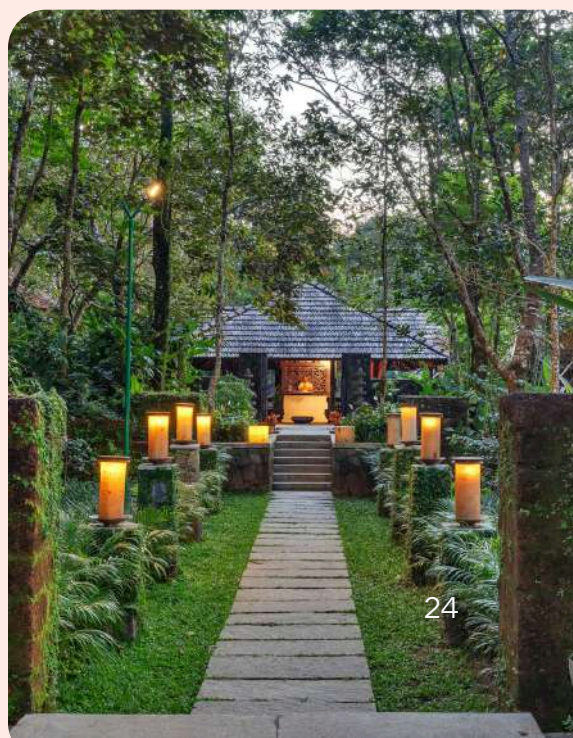
Total size of future infra development

**₹1200 crores**



Total branded hotels & homestays pipeline (rooms)

**150**



# Coorg Summary



**1.**

Coorg is a beautiful idyllic town located in the South Western parts of Karnataka across the Western Ghats.



**2.**

Coorg and its nearby towns of Chikamagalur, Madikeri, and Agumbe is a thriving second home market.



**3.**

The scenic town is known for hills, valleys, coffee plantations, tea plantations, springs, and lakes, and much more.



**4.**

Surrounded with hills and valleys, Coorg is popular trekking destination, drawing both experts as well as amateurs.



**5.**

Coorg has plenty of activities to offer including coffee plantation tours, adventure sports, coffee tasting activities, local wine tours, and much more.



**6.**

Around ~ 90 kms from Coorg is the popular national park of Nagarhole, a popular destination amongst nature lovers and wildlife enthusiasts.

# 13. Haridwar



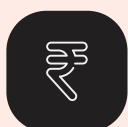
Total branded hotels and home stays (Rooms)

**630**



Tourist volume (daily)

**35,000**



Average land price (INR/ sq. ft.)

**₹3,650/ sq. ft**



12 month's land price appreciation

**-5.5%**



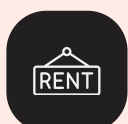
Total second home units (projects with >> 30 units)

**1110 units**



Projected yearly annual appreciation (lands)

**3-4%**



Rental yields

**5- 6%**



Total size of future infra development

**₹6,700 crores**



Total branded hotels & homestays pipeline (rooms)

**340**



# Haridwar Summary



**1.**

Haridwar is a sacred city, located in the foothills of the Himalayas. The beautiful town is globally recognized for host of beautiful temples, river ghats, ashrams, traditional market places and much more.



**2.**

Haridwar is very well-accessible via airport (Dehradun), railway network, and road ways from all over India.



**3.**

Outside the city limits of Haridwar, new second home residential communities are developed with modern amenities and facilities.



**4.**

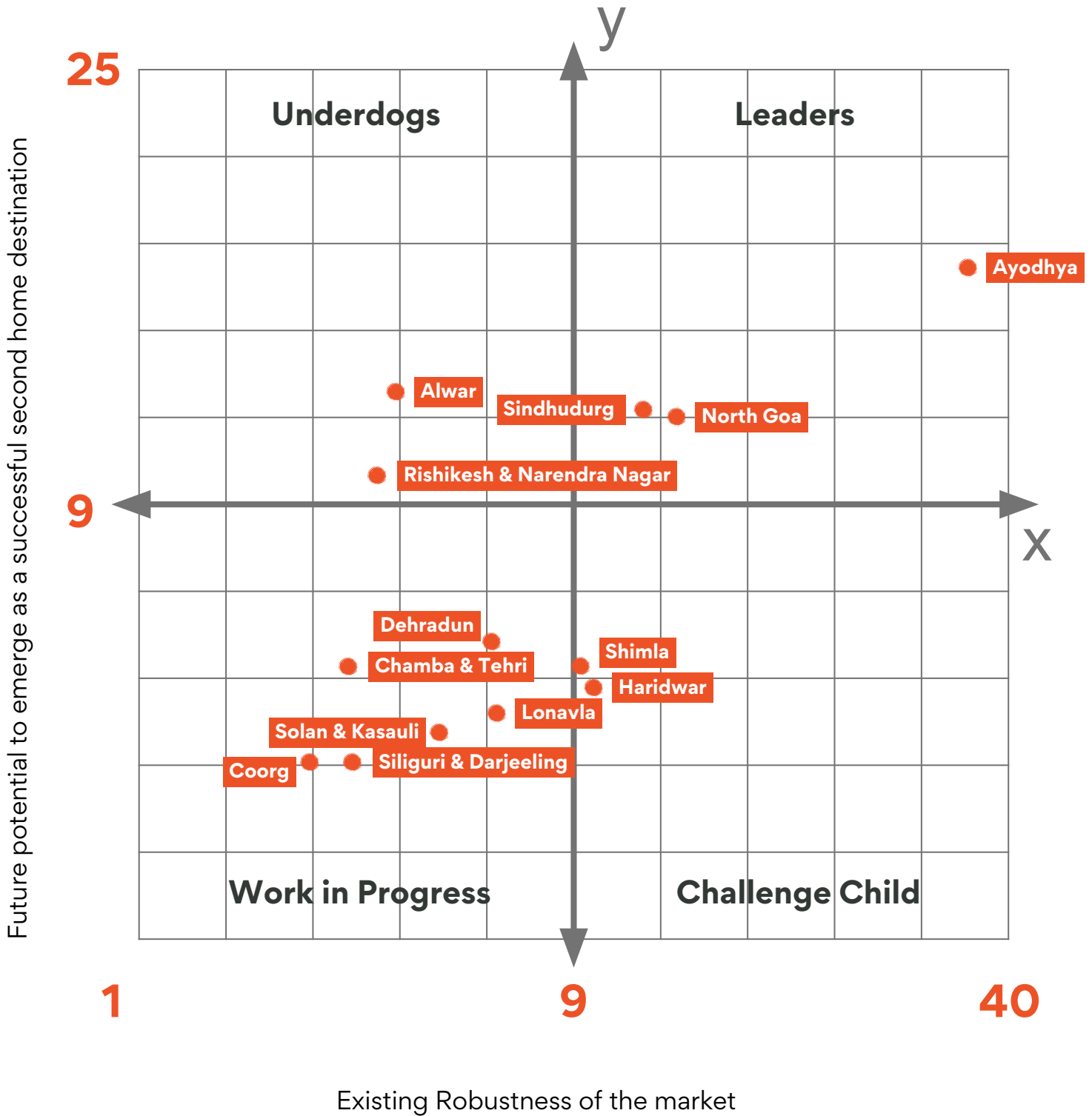
Within ~ 60 kms radius of Haridwar, there are plenty of other popular second home destinations such as Rishikesh, Narendra Nagar, Dehradun, Mussoorie, etc.



**5.**

Haridwar is also a popular retirement home destination due to plethora of religious sites, temples, rivers, and wellness options.

# Second Home Performance Matrix



	Existing Branded Rooms(100)	Daily visitors (1000)	Avg. land price (1000)	Price appreciation	Total second home units (100)
Weight	0.2	0.2	0.2	0.2	0.2
Sindhudurg	0.5	2	2.2	28	38
Rishikesh & Narendra Nagar	4.1	7.5	3.1	9.5	1.5
Ayodhya	33	120	3.9	22	2.5
Chamba & Tehri	0.4	1.5	1.9	20	0
Alwar	2.9	1.5	0.6	17	5.3
Siliguri & Darjeeling	5.4	2.5	4.2	7	3
Lonavala	6.5	4.5	9.1	7	10
North Goa	25	18	8.5	27	4.8
Dehradun	8.7	5	2.8	12	9.6
Shimla	5.5	25	3.3	6.2	5.6
Solan & Kasauli	4.3	5.5	3.5	15.3	5.2
Coorg	6.7	4.5	2.1	4.3	0.5
Haridwar	6.3	35	3.7	-5	11

	Existing Branded Rooms(100)	Daily visitors (1000)	Avg. land price (1000)	Price appreciation	Total second home units (100)	Score (Aggregate)
Weight	0.2	0.2	0.2	0.2	0.2	
Sindhudurg	0.1	0.4	0.44	5.6	7.6	14.14
Rishikesh & Narendra Nagar	0.82	1.5	0.62	1.9	0.3	5.14
Ayodhya	6.6	24	0.78	4.4	0.5	36.28
Chamba & Tehri	0.08	0.3	0.38	4	0	4.76
Alwar	0.58	0.3	0.12	3.4	1.06	5.46
Siliguri & Darjeeling	1.08	0.5	0.84	1.4	0.6	4.42
Lonavala	1.3	0.9	1.82	1.4	2	7.42
North Goa	5	3.6	1.7	5.4	0.96	16.66
Dehradun	1.74	1	0.56	2.4	1.92	7.52
Shimla	1.1	5	0.66	1.24	1.12	9.12
Solan & Kasauli	0.86	1.1	0.7	3	1.04	6.7
Coorg	1.34	0.9	0.42	0.86	0.1	3.62
Haridwar	1.26	7	0.74	-1	2.2	10.2



	Projected Yearly Appreciation	Rental Yields	Infra pipeline (1000 crores)	Hotel pipelines (100)
Weight	0.25	0.25	0.25	0.25
Sindhudurg	24	7.2	15.8	9.4
Rishikesh & Narendra Nagar	6.5	6.5	23	2.8
Ayodhya	14.5	5	55	15
Chamba & Tehri	7.5	5	8.1	0
Alwar	28	5.6	28.6	0
Siliguri & Darjeeling	6	4.5	1.3	1
Lonavala	7.3	5.9	3.2	1
North Goa	27	8	15	4.8
Dehradun	5.5	4.2	7.8	4.5
Shimla	9.5	3	4.65	3.7
Solan & Kasauli	6	4.7	2.3	1.9
Coorg	4.8	5.8	1.2	1.5
Haridwar	3.5	5.5	6.7	3.4

	Projected Yearly Appreciation	Rental Yields	Infra pipeline (1000 crores)	Hotel pipelines (100)	Aggregate total
Weight	0.25	0.25	0.25	0.25	
Sindhudurg	6	1.8	3.95	2.35	14.1
Rishikesh & Narendra Nagar	1.625	1.625	5.75	0.7	9.7
Ayodhya	3.625	1.25	13.75	3.75	22.375
Chamba & Tehri	1.875	1.25	2.025	0	5.15
Alwar	7	1.4	7.15	0	15.55
Siliguri & Darjeeling	1.5	1.125	0.325	0.25	3.2
Lonavala	1.825	1.475	0.8	0.25	4.35
North Goa	6.75	2	3.75	1.2	13.7
Dehradun	1.375	1.05	1.95	1.125	5.5
Shimla	2.375	0.75	1.1625	0.925	5.2125
Solan & Kasauli	1.5	1.175	0.575	0.475	3.725
Coorg	1.2	1.45	0.3	0.375	3.325
Haridwar	0.875	1.375	1.675	0.85	4.775

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