

- Surrounded by jungle from three sides, land parcel are available only towards CHIMUR.
- Wildlife corridor, Eco-tourism, Rural tourism and Tiger tourism are main reasons.



## Presence of Politicians & Industrialists

- Eco-Tourism Potential** : Tadoba is known for its thriving wildlife sanctuary, making it a major tourist attraction.
- Growing Real Estate Value** : Due to its scenic location and proximity to Tadoba-Andhari Tiger Reserve, the region's property values have significant growth potential, offering a strong return on investment for both private and commercial projects.
- Luxury Tourism Development** : Tadoba is evolving into a premium destination for nature lovers and adventure seekers. Industrialists could capitalize on the demand for luxury hospitality experiences, building high-end resorts or lodges to cater to affluent tourists.
- Employment Opportunities** : Developing real estate in Tadoba creates jobs for locals, from construction to tourism roles.
- Key investors include entities such as the Tata Group's Indian Hotels Company Ltd. (IHCL), which is establishing a luxury Selections hotel near the Tadoba-Andhari Tiger Reserve.



## Tourist & Employment Generation

### TOURIST FLOW

Domestic and international tourist are here for jungle safari's and other activities throughout the year. Around 15 Lakh tourist visited Tadoba every year.

### EMPLOYMENT

Jobs are automatically generated for the local people at high level. Self employment for local communities.



## Fact & Figures

| EXISTING BRANDS IN TADODA |                   |            |                  | UPCOMING INTERNATIONAL BRANDS IN TADODA |  |  |  |
|---------------------------|-------------------|------------|------------------|-----------------------------------------|--|--|--|
| TAJ                       | SAROVAR           | THE LEEA   | THE PARK         | Hilton                                  |  |  |  |
| RADISSON HOTELS           | THE BAMBOO FOREST | lemon tree | INTERCONTINENTAL | TRIDENT                                 |  |  |  |
| ITCS HOTEL GROUP          | SAVAJI            | SHANGRI-LA | WYNDHAM          | Sheraton                                |  |  |  |

## Demand & Supply

- In Tadoba the flow of tourist is much higher than the amount of cottages available. Limited land available in the vicinity of Tadoba.
- As Tadoba is a eco-sensitive zone, no more NA sanctions are given by the authority.



## About Project

- OOFYBEE PROPERTIES** is one of the top-notch branded developer in India has launched the **Residential Plots** at Tekepar, Kolara Zone, Tadoba, Maharashtra.
- OOFYBEE PROPERTIES** has launched the firstever Resort Style Plots in Tadoba named "**TADODA ESTATE**" with **20+ Amenities**.
- "**TADODA ESTATE**" plotted development is spread over approx. **4 acres**.
- TADODA ESTATE** is offering more than **60 Residential plots** in various sizes.
- Plot sizes ranging from **1200 sq.ft. to 2500 sq.ft. in Tadoba Estate**.
- RERA Approved** project with **Bank Loan Facility**



401, 4th Floor,  
AJ-Nelson Pride Building,  
Pagalkhana Sq., Koradi Road,  
Nagpur - 440013

- FOR MORE INFORMATION -

**CONTACT**

# TADODA ESTATE



OUR FIRST-OVER RESORT-STYLE PLOT DEVELOPMENT

## Investment innovation that drives your success



## OPPORTUNITIES FOR FINANCIAL GROWTH

project by :

**OOFYBEE PROPERTIES**  
DELIVER VALUES OVER VALUE



## Tadoba Development

- Increasing tourism-related infrastructure investment around TADoba.
- Increased desire and financial mobility for travel of the middle classes (Domestic and International).
- Increase in air access (Airlines, Airports and Route Development) in tandem to decreases in the cost of travel.
- Achieve sectorial growth of 10% P.A. and share of 15% in GSDP by encouraging mega project investments.
- Attract fresh investments in the tourism sector and develop the brand equity of Maharashtra as a top global tourist destination.
- Public Private Partnership model for tourism growth in Tadoba.
- Development of wildlife Tourism Estates around Tadoba.



## Government will

- Govt. itself promotes tourism by various schemes like "Prasad & Swadesh Darshan"
- Dept. of Tourism (DOT) will develop international level Tiger Eco-Tourism with state of the art facilities at Tadoba
- MTDC promotes the Tadoba at both National and International Events
- Tadoba Festivals, Heavy tourist flow
- Maharashtra - leading tourist destination in the world by 2025 (source-tourism policy)
- DOT create special tourism estates around Tadoba. This will be created within 10 km radius of the zone.
- Jobs are automatically generated for the local people at high level. Self employment for local communities.



## Why Tadoba...???

Tadoba is the oldest National Park situated in Central India. Tadoba is an International Tourist Destination. Tadoba is like "Taj Mahal" of Tiger Tourism and Wildlife. Tadoba is known as "Tiger Capital of India". Around 15 lakh tourists coming from all over the world yearly. It may increase about 1.5 Cr upcoming 10 years. Tadoba wildlife corridor and development of new safari gate.

Globally, the number of tigers increases to 5575 in 2023 (ref. HT). India now home to 75% tiger in the world. India recorded the number of tigers in the forest was 3682 in year 2022. More than 175 tigers found in Tadoba region.

Tiger safari is dreaming of 110 crores of America, Australia, Europe, Japan. Worldwide 8.80 crore tiger lovers.



## Connectivity (Road-Rail-Air)

- Road Infrastructure investment by Govt. in Industrial Corridor National Highway, State Highways, Express ways are now build in Maharashtra
- Bharat Mala (Road to Prosperity Pragati Ki Nai Gati). Mega progress in Maharashtra

- Shakti Peeth-Nagpur-Goa 760 km Shaktipeeth Expressway - 83,600 crore
- Samruddhi-Nagpur-Mumbai 701 km Samruddhi Expressway - 72,000 crore
- Delhi-Nagpur : Industrial corridor Industrial corridor expressway - 1,07,000 crore
- Hyderabad-Nagpur 8 Lane - 550 km Express way - 5,500 crore

### NATIONAL HIGHWAY

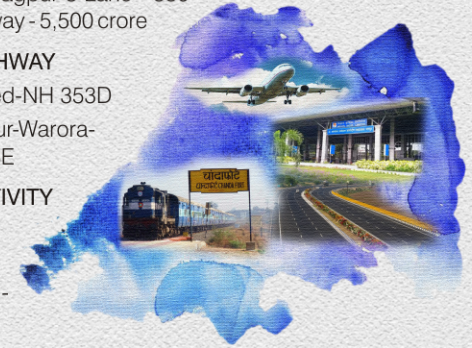
- Nagpur-Umred-NH 353D
- Umred-Chimur-Warora-Wani-NH 353E

### RAIL CONNECTIVITY

- Daily trains - 346
- Yearly Crowd - 170 million

### AIR CONNECTIVITY

- Nagpur airport has 31 daily flights, In 7 days 217 flights connecting 30 major cities and 5 international destinations.
- Yearly crowd by Air - 3.1 million



## Reasons of Investment

- 5-star, 3-star resorts, Jungle home stays by locals are exist.
- Masterplan is ready by Govt. to boost tourism in Tadoba.
- Most demanding and hot destination for investors among all over India.
- Attraction for Delhikar, Puneikars, Mumbaikar, Hyderbadi, Rajasthani, Bangalore and Kolkata peoples.
- During the peak season which sees approximately 15 lakh visitors, the average expenditure per tourist stand at a commendable 70,000 to 3.6 lakhs INR.
- The tourism industry remains a cornerstone of Tadoba's economy, contributing approximately 3000 crores annually.
- Moreover, the state witnesses an impressive 19+ flights daily from Delhi, Mumbai, Pune, Hyderabad, Bangalore, Kolkata, Indore, Muscat, Sharjah and Dubai. Underscoring its popularity among travellers.
- Tadoba is national & international tourist destination
- Jungle Home-Second Home-Weekend Home-Vacation Home-Retirement Home
- Destinations and tourist-centric approach

