

Container Freight Stations (CFS)

DP World: Two New Express LCL CFS-to-CFS Services for India Peak Season

Operator: DP World | **Service type:** Express Less-than-Container Load (LCL), CFS-to-CFS | **Effective:** September 2026 (peak season launch)

DP World has launched **two new Express LCL ocean freight services** operating on a CFS-to-CFS model ahead of India's peak shipping season (Sep–Dec 2026). The services offer faster consolidation and fixed transit times for small and mid-sized exporters, targeting fashion, consumer goods, and electronics cargo. The move adds competitive LCL capacity at a time when India-US trade lanes face persistent tightness.

BuildSpace Development: New CFS and Logistics Infrastructure Platform Launched — Sep 23, 2026

Company: BuildSpace Development Management Pvt. Ltd. | **HQ:** Navi Mumbai | **Announced:** September 23, 2026 | **Pipeline:** 3 million+ sq ft across 4 projects; 165+ acres under mandate | **Estimated pipeline value:** ~Rs 1,100 crore

BuildSpace Development Management — a new integrated industrial and logistics infrastructure platform — has formally launched with a pipeline of over **3 million sq ft across four projects**. Its lead project, **Sahakar Logistics Park in Bhiwandi** (42 acres, 1.3 million sq ft), is already under construction and being marketed for leasing including built-to-suit for logistics, distribution, and manufacturing occupiers. Bhiwandi is India's largest warehousing cluster, proximate to JNPA.

- **Pipeline markets:** Maharashtra corridors — Chhatrapati Sambhajnagar, Ranjangaon, Nashik, Nagpur; evaluating Dholera (Gujarat) and Guwahati (Assam)
- **Three verticals:** BuildINFRA (built-to-suit delivery), BuildVALUE (land monetisation), BuildWEALTH (institutional capital partnerships)
- **Leadership experience:** CFS, SEZs, port-linked infrastructure, multimodal cargo, cold storage, agri supply chains
- **Land under mandate:** 165+ acres — indicative land value ~Rs 500 crore

BuildSpace is a notable new entrant in India's logistics real estate sector, specifically targeting CFS-proximate and port-linked industrial corridors. Its entry signals growing developer appetite for brownfield and greenfield logistics parcels near JNPA, Mundra, and emerging port clusters.

Inland Container Depots (ICD)

CWC Orders ■23 Crore Hyperloop Freight Pilot Near Mumbai Port — India's First

Client: Central Warehousing Corporation (CWC) | **Technology partner:** TuTr Hyperloop (IIT Madras-linked startup) | **Route:** Mumbai Port to CWC facility, Mumbai | **Length:** ~650 metres | **Cost:** ~Rs 20–23 crore | **Reported:** September 18-22, 2026

The state-owned **Central Warehousing Corporation (CWC)** has placed an order with **TuTr Hyperloop** — an IIT Madras-linked deep-tech startup — for **India's first freight hyperloop pilot**. The 650-metre pilot route will test whether fully loaded shipping containers can be moved at high speed between a Mumbai port and a nearby CWC logistics facility. The project will be funded entirely by CWC from its own resources.

- **Purpose:** Test high-throughput container movement as a next-generation last-mile solution between port and inland logistics facility
- **Technology:** Vacuum-tube-based linear motor propulsion; TuTr Hyperloop has demonstrated lab-scale systems at IIT Madras
- **Significance:** First government order for hyperloop freight in India; CWC operates 500+ warehouses near major ports pan-India
- **Next steps:** Engineering design and site preparation; pilot expected to inform a potential full-scale port-to-ICD corridor

India's logistics innovation agenda is accelerating from policy to procurement. CWC's hyperloop order — however modest in scale — is the first real government commitment to evaluating next-generation freight movement between a seaport and an inland logistics node.

NX Group (Nippon Express): MoU with India Semiconductor Mission — Logistics Hubs Near Chip Plants

Company: NX Group (formerly Nippon Express Group, Japan) | **MoU partner:** India Semiconductor Mission (ISM) | **Signed:** September 15-16, 2026 | **Focus state:** Uttar Pradesh (primary expansion target)

Japanese logistics major **NX Group** has signed a **Strategic Cooperation Memorandum with India Semiconductor Mission (ISM)** to develop specialised semiconductor logistics infrastructure in India. NX Group is looking to develop facilities **near upcoming chip-manufacturing sites** in India over the next 2–3 years, with **Uttar Pradesh** emerging as a primary expansion target — aligned with the semiconductor fabrication facilities being developed in Noida, Greater Noida, and Jewar airport corridor.

- **India revenue target:** NX Group has set a target of ¥60 billion (~USD 400 million) from Indian operations by FY2028
- **Facility type:** Specialised clean-room and temperature-controlled logistics facilities for semiconductor wafers, chips, and electronic components
- **Export strategy:** India to serve as a hub for semiconductor exports to the Middle East and Africa (MEA) region
- **UP interest:** Proximity to Noida chip fabs, Jewar International Airport, and the DFC corridor — ideal for air-freight-linked semiconductor logistics

Port Facilities

DP World Cochin ICTT: New MGR IFR Service — Kochi and Nhava Sheva to UAE, Oman, Yemen

Terminal: DP World Cochin International Container Transshipment Terminal (ICTT) | **Service name:** MGR IFR | **Announced:** September 21, 2026 | **Rotation:** Fortnightly

DP World Cochin's ICTT has commenced handling calls from the new **MGR IFR Service**, a fortnightly shipping service establishing a **direct link between Kochi (Cochin), Nhava Sheva (JNPA) and key Middle East ports** — Fujairah (UAE), Sohar (Oman), and Aden (Yemen). The service expands connectivity options for Indian exporters and importers trading with the Gulf, and adds to Kochi port's transshipment and gateway capacity.

- **Key routes served:** Kochi ↔ Nhava Sheva ↔ Fujairah (UAE) ↔ Sohar (Oman) ↔ Aden (Yemen)

- **Frequency:** Fortnightly — suited to mid-volume exporters needing reliable GCC access
- **Context:** Kochi's ICTT container traffic rose to 3.81 lakh TEUs recently — new service adds gateway + transshipment volume
- **Trade impact:** Improves access to UAE and Oman logistics corridors for India's spice, textile, seafood, and industrial goods exporters

CIDCO: 374-Hectare Integrated Logistics Park Near JNPA and NMIA, Navi Mumbai — EOI Invited

Developer: City and Industrial Development Corporation (CIDCO) | **Location:** Chirle Village, Pushpak Node, Navi Mumbai | **Size:** ~374 hectares (924+ acres) | **Phase 1:** ~72 hectares | **Status:** EOI invited for plot allotment

CIDCO has unveiled plans for a **massive 374-hectare Integrated Logistics Park (ILP)** at Chirle Village, Pushpak Node, Navi Mumbai — strategically located near both **Jawaharlal Nehru Port Authority (JNPA)** and the upcoming **Navi Mumbai International Airport (NMIA)**. Expressions of Interest (EOI) have been invited for Phase 1 (72 hectares) plot allotment. The park is designed to create a comprehensive logistics ecosystem combining port-linked, air-cargo-linked, and domestic freight operations under one master-planned precinct.

- **Location advantage:** Proximate to JNPA (India's No. 1 container port), NMIA (under construction), and NH-48 / Trans-Harbour Link
- **Facilities planned:** Warehousing, CFS, cold chain, ICD, customs examination stations, bonded zones, logistics services
- **Phase 1:** 72 hectares — open for EOI; subsequent phases to follow based on demand
- **Scale:** At 374 hectares (~924 acres), this is one of India's largest single logistics park footprints planned

The CIDCO ILP will sit at the intersection of India's busiest container port (JNPA) and its newest international airport (NMIA). This dual connectivity — sea freight and air freight — makes it a unique multimodal logistics node of national significance. Plot allotment under EOI opens the door for CFS operators, 3PLs, cold chain providers, and bonded warehouse operators.

Adani Group: Rs 1 Lakh Crore (\$10.4 Billion) Investment in West Bengal by 2035 — Ports and Logistics Key Focus

Announced by: Gautam Adani, Chairman, Adani Group | **Date:** September 24-25, 2026 | **Total commitment:** Rs 1 lakh crore (~USD 10.4 billion) by 2035 | **Sectors:** Ports, logistics, power, roads, green cement, data centres, healthcare

Adani Group Chairman Gautam Adani announced a landmark **Rs 1 lakh crore (USD 10.4 billion) investment in West Bengal by 2035**, covering ports, logistics, power, roads, green cement, data centres, and healthcare. For the logistics and port sector, this represents a major commitment to **east India logistics infrastructure** — Kolkata, Haldia, and the wider Bengal hinterland — which serves as the gateway for EXIM cargo from eastern India, the northeast, and Nepal/Bhutan trade corridors.

- **Port and logistics:** Expansion at Adani's existing Bengal port assets; new multimodal logistics parks planned
- **Road infrastructure:** Connectivity upgrades linking industrial zones to port gateways
- **Employment:** Tens of thousands of direct and indirect jobs expected over the investment period
- **Strategic context:** Bengal sits on the Eastern Dedicated Freight Corridor; Adani already operates at Kolkata and Haldia ports; this investment deepens east-coast port-linked logistics infrastructure

VOC Port (Tuticorin): 100th Vessel at New Terminal — Sep 5, 2026; PPP Bidder Shortlisting Underway

Port: V.O. Chidambaranar Port Authority (VOCPA), Tuticorin | **Milestone:** 100th vessel, September 5, 2026 | **PPP Terminal:** Berth 7 upgrade; 12 groups bid

VOCPA's new interim container terminal marked its **100th vessel berthing on September 5, 2026**, since interim operations commenced in May 2025. The PPP bidding process for Berth 7 upgrade — handling vessels up to 12,100 TEU — is now in evaluation phase, with shortlisting of the 12 groups (including DP World, JSW Infrastructure, Essar Ports, and Vedanta) expected imminently.

Warehouses Near Major Ports

Sumadhura Group: Rs 2,000 Crore, 10 Million sq ft Logistics Parks Across South India by 2030

Developer: Sumadhura Group (Bengaluru-based) | **Investment:** Rs 2,000 crore | **Target:** ~10 million sq ft Grade-A industrial, warehousing, and logistics parks | **Markets:** Bengaluru, Chennai, Hyderabad | **Completion target:** 2030

Sumadhura Group has announced plans to invest **Rs 2,000 crore over the next 4–5 years** to develop approximately **10 million sq ft of Grade-A industrial, warehousing, and logistics parks** across Bengaluru, Chennai, and Hyderabad — India's three largest southern logistics markets. The scale positions Sumadhura as a significant new developer in south India's port-proximate logistics real estate segment (serving Chennai Port, Kochi Port, and Hyderabad's air-cargo ecosystem).

City	Port/Air Hub Served	Demand Drivers	Phase
Bengaluru	Kochi Port (road), BLR Airport	Electronics, pharma, e-commerce, 3PL, semiconductor logistics	Active development
Chennai	Chennai Port, Kamarajar Port (Ennore)	Automotive, manufacturing, FMCG, export-oriented units	Active + upcoming
Hyderabad	Rajiv Gandhi Intl Airport, Vizag Port (road)	Pharma, IT hardware, agri-exports, 3PL	Upcoming

Sumadhura Group logistics park targets across South India. Source: Supplychain Metaverse, 2026.

BuildSpace: Sahakar Logistics Park, Bhiwandi — 42 Acres, 1.3 Million sq ft Under Construction

Developer: BuildSpace Development Management | **Location:** Bhiwandi, Maharashtra (near JNPA) | **Size:** 42 acres, ~1.3 million sq ft chargeable area | **Status:** Under construction; marketing for leasing started

BuildSpace's anchor project, **Sahakar Logistics Park in Bhiwandi**, is under active construction and being marketed for leasing — including built-to-suit (BTS) enquiries from logistics, distribution, and manufacturing occupiers. Bhiwandi hosts India's largest concentration of warehousing and is a key pre-gate logistics hub for JNPA container traffic, serving e-commerce, FMCG, pharma, and general merchandise sectors.

Vedanta Aluminium: India's 2nd Largest SEZ Exporter — USD 3.5 Billion Exports from Jharsuguda SEZ

Company: Vedanta Aluminium | **SEZ location:** Jharsuguda, Odisha | **Exports FY2025-26:** USD 3.5 billion | **Ranking:** 2nd largest SEZ goods exporter in India

Vedanta Aluminium has emerged as **India's second-largest exporter of goods from Special Economic Zones (SEZs)**, with its Jharsuguda SEZ in Odisha contributing **USD 3.5 billion in exports during 2025-26**. This SEZ's export volumes travel primarily through **Paradip Port** (Odisha) — making Paradip's ongoing Rs 2,000+ crore infrastructure upgrades directly relevant to Vedanta's supply chain. The growth signals rising demand for port-proximate bonded warehousing, CFS, and bulk handling infrastructure in Odisha.

Logistics Investment Updates

Balmer Lawrie & Co: Rs 500 Crore Capex — Rail Logistics Gets Largest Share (Rs 200-250 Crore)

Company: Balmer Lawrie & Co Ltd (diversified PSU) | **Total capex:** ~Rs 500 crore over 3 years | **Announced:** September 21, 2026

Public sector enterprise **Balmer Lawrie** has announced a **Rs 500 crore capital expenditure programme over three years**, with rail logistics taking the largest share at **Rs 200–250 crore**, followed by ~Rs 100 crore for 3PL expansion, and the remainder for travel and other verticals. Balmer Lawrie plans to scale its total railway rake fleet from 3 to **15 rakes** — a fivefold increase — and expand its 3PL and domestic warehousing operations across key logistics corridors.

Segment	Capex Allocation	Key Initiative
Rail Logistics	Rs 200-250 crore	Scale fleet from 3 to 15 railway rakes; expand rail freight network
3PL & Warehousing	~Rs 100 crore	Expand logistics hubs; new contracts in FMCG, industrial, e-commerce
Travel & Other	~Rs 150 crore	Legacy businesses; digital upgrades

Balmer Lawrie Rs 500 crore capex breakdown. Source: Maritime Gateway, Business Standard, PSU Watch, Sep 21, 2026.

India-New Zealand FTA Effective October 20, 2026 — 100% Duty-Free Access for Indian Exports

Agreement: India-New Zealand Free Trade Agreement | **Entry into force:** October 20, 2026 | **Announced by:** Union Minister Piyush Goyal, September 21, 2026

The **India-New Zealand Free Trade Agreement** will come into force on **October 20, 2026**, granting India **100% duty-free access for all Indian exports** to New Zealand, while India will open approximately 70% of tariff lines to New Zealand imports. Total bilateral trade stands at ~USD 1.1–1.3 billion, with significant growth potential. Key Indian export categories benefiting include textiles, pharmaceuticals, IT services, engineering goods, processed food, and gems and jewellery.

- **Logistics impact:** New EXIM volume routes via Auckland, Christchurch, Wellington — primarily through JNPA, Mundra, and Chennai ports
- **Air cargo:** Perishable exports (seafood, fresh produce, pharma) may shift to air freight via dedicated cargo corridors
- **CFS/ICD:** Operators handling NZ-origin dairy, beef, and horticulture imports should review new duty-preference documentation requirements

NX Group Signs MoU with India Semiconductor Mission — Targets UP for First Logistics Hub

MoU value: Framework for 2-3 year facility development | **India revenue target:** ¥60 billion (~USD 400 million) by FY2028

The NX Group–India Semiconductor Mission MoU (September 15-16, 2026) signals the beginning of a specialised semiconductor logistics infrastructure build-out in India. NX Group's India operations are expanding rapidly as global chip supply chains diversify away from China. Uttar Pradesh — with proximity to Noida chip fabs, the Jewar Airport corridor, and the Western Dedicated Freight Corridor — is the primary target for NX Group's first specialised semiconductor logistics hub in India.

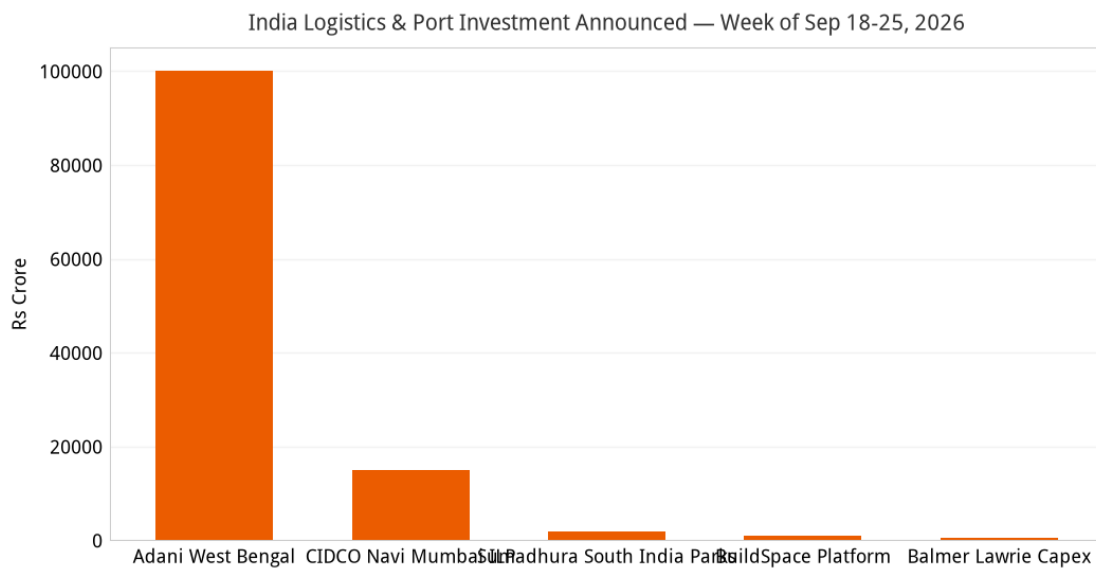


Figure 1: Adani at Rs 1 lakh crore dominates; CIDCO ILP project value estimated at Rs 15,000+ crore based on 374-ha land + development. Sumadhura, BuildSpace, and Balmer Lawrie values as stated. Sources: company/government announcements.

Policy & Regulatory Updates

India-New Zealand FTA: New Tariff Schedule Effective Oct 20 — CFS/ICD Checklist Update Required

With the India-NZ FTA effective from October 20, 2026, CFS and ICD operators handling New Zealand-origin cargo (dairy products, wool, horticulture, beef, seafood) must update their **duty-preference claim procedures**. Importers can claim preferential duty rates on eligible NZ-origin goods by submitting a valid Certificate of Origin (COO). CBIC is expected to issue a circular detailing FTA implementation at ports and ICDs shortly.

ONE Line Export Carrier Haulage: Now Live from All Indian ICDs — Effective Sep 20, 2026

As announced, **Orient Overseas Container Line's (ONE Line) Export Carrier Haulage** is now operational from all notified Indian ICD locations effective **September 20, 2026**. Exporters can now book carrier-managed haulage from interior ICD locations (Tughlakabad, Ludhiana, Ahmedabad, Bangalore, Hyderabad, Chennai, and others)

directly to JNPA, Mundra, and other gateway ports on ONE Line vessels.

Vedanta Aluminium SEZ Jharsuguda: India's 2nd Largest SEZ Exporter at USD 3.5 Billion

Vedanta Aluminium's Jharsuguda SEZ becoming India's 2nd largest SEZ goods exporter (FY2025-26) underscores the critical importance of east-coast port logistics infrastructure — particularly Paradip Port's Rs 2,000 crore upgrade package. Freight forwarders and CFS operators handling aluminium, copper, and mineral exports through Odisha ports should note the growing volume trajectory.

Upcoming Events & Milestones

Event / Milestone	Date	Location	Significance
ONE Line ICD Carrier Haulage — LIVE	Sep 20, 2026	All India ICDs	Carrier haulage from all ICDs now operational
India-New Zealand FTA in Force	Oct 20, 2026	All Indian ports	100% duty-free for Indian exports; new COO procedures
Kamarajar Port PPP Bid Submission	Oct 30, 2026	Ennore, Tamil Nadu	Rs 4,288 crore second container terminal — winner selection
Adani Mundra CT5 Launch (est.)	Oct 2026	Mundra, Gujarat	1M TEU new west-coast capacity
IWLS 2026 — India Warehousing & Logistics Show	Oct 22-24, 2026	Bombay Exhibition Centre, Mumbai	CFS/ICD/warehouse operator announcements
FICCI Logistics & Cold Chain Summit	Sep 29, 2026	FICCI, New Delhi	Policy updates; ICD and CFS roundtables
Maritime India Summit 2026	Nov 2-4, 2026	Bombay Exhibition Centre, Mumbai	Major maritime policy and investment summit
Future Fuels Summit (Maritime Gateway)	Upcoming	India	Alternative fuels, green shipping, port decarbonisation

India logistics sector upcoming events and milestones — Sep–Nov 2026

Sources & References

- [1] Reuters. 'Adani Group to invest \$10.4 billion in West Bengal by 2035.' [reuters.com](https://www.reuters.com), Sep 24, 2026.
- [2] Business Standard / NewsVair. 'BuildSpace launches integrated industrial and logistics platform — 3M+ sq ft pipeline.' [business-standard.com](https://www.business-standard.com), Sep 23, 2026.
- [3] Maritime Gateway (LinkedIn Pulse). '22 September 2026 weekly digest: Balmer Lawrie, NX Group, CWC hyperloop, DP World Cochin, India-NZ FTA.' Sep 22, 2026.
- [4] Splash247 / ET Supply Chain / Maritime Gateway. 'CWC orders 650m hyperloop freight pilot near Mumbai port — TuTr Hyperloop, Rs 23 crore.' Sep 18-22, 2026.
- [5] Nippon Express / NX Group. 'NX Group Signs Strategic Cooperation Memorandum with India Semiconductor Mission.' [nipponexpress.com](https://www.nipponexpress.com), Sep 15-16, 2026.
- [6] The Hindu Business Line / Maritime Gateway. 'DP World Cochin receive new MGR IFR shipping service to Middle East.' Sep 21, 2026.
- [7] Times of India / Deccan Herald / CIDCO. 'CIDCO plans 374-hectare Integrated Logistics Park in Navi Mumbai near JNPA and NMIA.' 2026.
- [8] Supplychain Metaverse. 'Sumadhura to invest Rs 2,000 crore in 10M sq ft logistics parks across South India by 2030.' 2026.
- [9] PSU Watch / Business Standard / Maritime Gateway. 'Balmer Lawrie plans Rs 500 crore capex — rail logistics takes Rs 200-250 crore.' Sep 21, 2026.
- [10] Reuters / MFAT New Zealand. 'India-New Zealand FTA to come into force October 20, 2026.' Sep 21, 2026.
- [11] Maritime Gateway. 'Vedanta Aluminium emerges as India's second-largest SEZ goods exporter — USD 3.5 billion from Jharsuguda.' 2026.
- [12] India Seatrade News. 'DP World Cochin expands Middle East connectivity with fortnightly MGR IFR service.' Sep 2026.
- [13] ONE Line. 'Export Carrier Haulage from ICDs effective September 20, 2026.' [us.one-line.com](https://www.us.one-line.com), 2026.