

RAIPUR WELCOMES AN EQUESTRIAN-THEMED LUXURY TOWNSHIP



Jimmy Mistry

At the launch, Jimmy Mistry described the philosophy behind the project. He said, "I believe Raipur has immense potential. I am confident that within three years, the top names in real estate will establish projects here. If I can be a catalyst for that change, it will be my privilege. This city is ready to stand shoulder to shoulder with leading cities, and I am excited to see this dream turn into reality."

Della Townships & Jimmy Mistry recently introduced Della Racecourse combining sport, design, wellness, commercial spaces, and residential living



The newly unveiled township



A space for racecourse, equestrian activities & dressing events

Raipur has stepped into a new era of real estate with the launch of Della Racecourse Township, a pioneering equestrian-themed integrated development in Chhattisgarh. The project is led by Jimmy Mistry, Founder of Della Townships, in collaboration with Vinod Dugar, Sukhraj Nahar, Dharmendra Karan Jain, Dhruv Raj, and Dheeraj Rath.

Unlike conventional housing projects, this township is conceived as a complete ecosystem, combining sport, design, wellness, commercial spaces,

and residential living under one master plan.

THE SPORTING LIFESTYLE CORE
The centerpiece of the township is an 8-acre Racecourse and International Polo Club. More than a venue for horses, it is designed to be a hub for polo tournaments, equestrian dressage, show jumping events, and curated social gatherings.

With this, the development aims to create a new cultural identity for the

city where international competitions and lifestyle events coexist with community life.

RESIDENCES, AMENITIES AND LIFESTYLE OFFERINGS
The township surrounds the racecourse with a thoughtfully curated mix of residential, hospitality, wellness, and commercial spaces, designed to create a complete lifestyle environment where sport, leisure, work, and community come together.

Factfile

- 53 acres
- 272 private villa plots
- 128 branded residences and penthouses
- Eight acres racecourse (Equestrian Activities and Dressage Events)
- 20,000 sq. ft. Della International Polo Club (Restaurants and Retail)
- 10,000 sq. ft. horse stables
- 50,000 sq. ft. international business club, members lounge and private offices
- 15,000 sq. ft. Della European Wellness Centre
- Infinity-edge swimming pool with panoramic racecourse views
- Four restaurants and bars, including 2 celebrity chef Restaurants
- Retail Store
- Contemporary biophilic architecture



Jamil Chakhan, Farhan Mistry, Vinod Dugar, Jimmy Mistry, Dharmendra Karan Jain, Dhruv Raj, and Pearl Mistry

“We are honoured to collaborate with Mistry. His expertise in luxury development will transform this township into an international landmark and elevate Chhattisgarh's standing in the real estate market.

— Vinod Dugar, promoter of a real estate company



A business club

“This development introduces one of Central India's first equestrian lifestyle townships. With Jimmy's global perspective, it will set a new benchmark for how the region experiences living, wellness, and sport.

— Sukhraj Nahar, CMD of a premium real-estate developer

DESIGN PHILOSOPHY

The township's architecture reflects Jimmy's design-driven approach. Through Della's Collaborative Design Platform (CDOMO model), the project brings together contemporary forms and organic landscapes. Biophilic principles integrating natural light, greenery, and water features ensure that spaces are both functional and restorative. From the layout of the villas to the detailing of the clubhouses, the focus is on creating harmony between people, nature, and design. Della Racecourse Township is expected to add a new dimension to the city's real estate landscape. With sporting events, equestrian shows, lifestyle experiences, and commercial facilities, the development is likely to attract interest from investors, professionals, and visitors. It is also Della's fifth themed township, following projects in Pune, Nagpur, Bnc, and Goa.



Infinity edge swimming pool

