

FAST FACT

■ TODAY, KUNDLI, AS PROJECTED WITHIN THE NCR IN THE DELHI MASTER PLAN 2021, IS POISED FOR THE KIND OF GROWTH GURGAON SAW BEFORE IT BECAME A BUSTLING SATELLITE CITY OF THE CAPITAL

The area between Kundli and Sonipat falls under a highly industrialized zone

KUNDLI: THE NEXT INVESTMENT DESTINATION

Deepak Sharma

QUICK BITES

■ KUNDLI IN HARYANA, ONLY 15 MINUTES FROM ROHINI IN NORTH DELHI, IS NOW WITNESSING A SPURT IN REAL ESTATE DEVELOPMENT WITH SEVERAL DEVELOPERS AND BUILDERS HAVING CONSTRUCTED AND DELIVERED LARGE RESIDENTIAL PROJECTS

■ ONE OF THE USP'S OF KUNDLI IS OBVIOUSLY ITS STRATEGIC LOCATION, LOCATED IN THE SOUTHEAST PART OF HARYANA, KUNDLI IS BOUND BY THE DISTRICTS OF SONIPAT, ROHTAK, JIND AND PANIPAT, AND SHARES A BOUNDARY WITH MEERUT IN UTTAR PRADESH AND WITH DELHI



Kundli is establishing itself as one of the best investment destinations in the National Capital Region, says **RAVI KUMAR MANGALAM**

Kundli is emerging as one of the best investment destinations in the National Capital Region (NCR) following the land acquisition disputes and the consequent legal tangles and confusion in Noida and Greater Noida.

Gurgaon is already facing saturation in price appreciation. Today, Kundli, as projected within the NCR in the Delhi Master Plan 2021, is poised for the kind of growth Gurgaon saw before it became a bustling satellite city of the capital.

Kundli in Haryana, only 15 minutes from Rohini in north Delhi, is now witnessing a spurt in real estate development with several developers and builders having constructed and delivered large residential projects.

Strategic location: One of the USP's of Kundli is obviously its strategic location. Located in the southeast part of Haryana, Kundli is bound by the districts of Sonipat, Rohtak, Jind and Panipat, and shares a boundary with Meerut in Uttar Pradesh and with Delhi. This developing area comes under the NCR and has a well-developed

industrial base and supportive infrastructure in close vicinity.

The area between Kundli and Sonipat falls under a highly industrialized zone. Atlas Cycles, Hilton Rubber, Indo Asian Fusegear, ECR, Hindustan Everest Tools and Satnam Overseas are some of the well-known brands which have units here. The majority of these industrial units are concentrated on both sides of the GT Road. Besides industries, Sonipat also boasts of a rich agricultural base with quality rice and cash crops being cultivated. It is also the largest grower of mushroom in the country.

The increasing cost of housing in the capital, as well as the rising demand for housing, has led developers and builders to look for new areas for developing satellite townships. On account of its strategic advantage of proximity to Delhi, Kundli holds a bright future for entrepreneurs and developers.

Kamal Taneja, the managing director of TDI Infrastructure Ltd, is of the view that Kundli has a great potential, as it is the closest suburb being developed by private

USPs of Kundli:

- 25km from Rohini and Pitampura, and only 2.5km from the Delhi border
- Delhi government developing 100 metre-wide road from IGI airport to Narela (via Bahadurgarh); Kundli is only 3km from Narela
- Adjacent to KGP and KMP expressways. KMP likely to become operational in December
- Near the 5,000-acre Rajiv Gandhi Education City. Nine universities already allotted land here
- Easy drive through the signal-free Mukarba Chowk and the NH-1
- Azadpur mandi, Asia's largest fruit and vegetable warehouse, to be shifted to a 70-acre plot in Narela
- To be connected by Metro line

developers and the location on the NH-1 gives it added advantage. TDI is the largest developer in Kundli. "Kundli has emerged as one of the most preferred residential and investment destinations in the NCR. What Gurgaon is to South Delhi, Noida and Greater Noida to East Delhi, Kundli is to people of North and West Delhi, who are now making it their foremost choice of investment," Taneja says.

The Haryana government has recently proposed a Rapid Rail Transport System (RRTS), with an exclusive station at Kundli. This will cut down travel time to 20 minutes from the ISBT in Kashmere Gate in Delhi. According to sources, the Metro rail will be soon touching Narela.

A large number of business people staying in North and West Delhi as this would accord them better living conditions with the kind of modern infrastructure being put in place here, and additionally, it would not hamper their existing business activity. These people have major business interest in Kundli, Sonipat and Rai. De-

velopers who had until recently neglected this entire area are now having second thoughts and looking at Kundli with newfound interest.

Pranav Ansal, the chairman of Ansal Township & Land Development, is of the view that Kundli has a great potential, as it is the closest suburb being developed by private developers and the location on the national highway gives it added advantage. "What Gurgaon has done for South Delhi, Kundli would do for north and northwest Delhi," he says. This is a recurrent opinion expressed by several developers recently.

Ravinder Taneja, the vice-chairman of TDI Infrastructure Ltd, says Kundli is a priority area for development as the area is poised for growth. He says: "Kundli is the next destination north of Delhi, which is going to be the hub where Delhiites would be converging next. With residential settlement comes a need for commercial development. It is imperative that where people come to live, they should be able to shop, find leisure and get entertained. People who are settling here will welcome the

development of commercial activity and malls in Kundli, which are sprouting with great speed."

Around 25 years ago, Gurgaon was poised at a similar position as Kundli is today. And today's Gurgaon is only a compliment to the visionaries of yesterday. Similarly, the visionaries of today will be accorded those compliments once Kundli takes shape and measures up to its promise. Kundli is locationally well placed to service affluent areas in North Delhi like Civil Lines and Model Town. There has been no fresh supply of quality real estate for the residents of these areas in the last many years. Now, the big projects in Kundli by the leading private developers bode well for this part of Delhi. North and northwest Delhi can merge seamlessly into Kundli as it takes only about 20-25 minutes to reach there, which is manageable by Delhi standards.

A senior official at Omaxe says that Kundli is a priority area for Omaxe. Another official, from Parsvnath Developers Ltd, echoes this saying Kundli will soon emerge as a hub of realty action in the NCR.