

FAST FACT

EXPERTS SAY THAT THE WAY MNCs, BPOs, AND THE IT SECTOR, CHANGED GURGAON AND NOIDA, THE MEGA EDUCATIONAL AND INDUSTRIAL PROJECTS IN THIS BELT WILL ALSO CHANGE THE REALTY SKYLINE OF SONIPAT, KUNDLI AND PANIPAT

Compared to other parts of the NCR, realty prices in these regions are still stable and promise good returns

KUNDLI-SONIPAT-PANIPAT BRING DEPTH TO NCR REALTY

With improving infrastructure and new connectivity projects, the Sonipat-Kundli-Panipat region is emerging as the new hotspot for end users and investors. **A K TIWARY** writes

With fast-paced infrastructure development and modern lifestyle projects comprising residential, commercial, industrial and educational set-ups, Kundli, Sonipat, and Panipat are being talked about as the future destinations for urban living.

Compared to other parts of the NCR, especially Gurgaon and Noida, realty prices in these regions are still stable and promise investors good returns.

The 5,000-acre Rajiv Gandhi Education City in Sonipat, the petrochemical hub in Panipat, a new Mandi at Narela, etc, make the areas of Kundli, Sonipat, and Panipat far ahead on the priority list of homebuyers, who have of late been

making a gradual shift from the NCR due to the rocketing prices here.

Experts say that the way MNCs, BPOs, and the IT sector in particular, changed Gurgaon and Noida, the mega educational, institutional and industrial projects under construction in this belt will also change realty skyline of Sonipat, Kundli and Panipat region along NH-1.

The fast developing region has already attracted several top realty players like TDI, Ansal API, Jindal Real Estate, Edeco, Parker, Omaze, Parsvnath, Vardhman, Apex Developers, etc, which are lining up projects in various IT parks, SEZs, the biotech city, the cyber city, the fashion city. A host of entertainment malls are also coming up in the region.

Infrastructure development

The much awaited Kundli-Manesar-Palwal (KMP) Expressway (also known as the Western Peripheral Expressway), which connects four highways like NH-1, NH-2, NH-4 and NH-10 in Haryana is almost ready.

A 100-metre-wide road from the IGI Airport to Narela and the RGP Expressway are the other infrastructural developments in the region, which have boosted the connectivity of the area enormously.

Apart from road connectivity, the government is also focused on improving the rail network of the region. Kundli will soon have a Metro stop, as part of the rapid rail transport system; this will reduce the travel time from ISBT to Sonipat to barely 20 minutes.

Realty development in Kundli: With improving infrastructure and forthcoming connectivity projects, Sonipat and Kundli are emerging as the new hotspot for end



users and investors.

Located on the signal-free National Highway 1, connecting Mukarba Chowk in northeast Delhi to Sonipat, Kundli is now being considered a gateway to prosperous states like Haryana, Punjab and Himachal Pradesh. Kundli is around 25km from Rohini and Pitampura, and only 2.5km from the Delhi border.

Kundli property market is registering new benchmarks in turnover and offering new opportunities for investment. The forthcoming 135km-long Kundli-Manesar-Palwal Expressway could make real estate projects on Kundli more viable for investors. TDI is the premier developer in the region with over 1,250 acres in land bank.

TDI City, a self-sufficient township, offers an assortment of residential options like plots, independent floors, expandable villas, apartments, and limited-edition luxury floors in various sizes. Nearly 600 families have already shifted into this place.

Commercial set-ups are an inevitable fixture in township devel-

opment. TDI City has two mall-cum-multiplex, high street shopping complexes, SCO's, and commercial spaces in various sizes to cater to the entertainment and shopping needs of the residents of the township. Major brands like Bikanerwala, Mahal, Café Oz, Federal Bank, and Mahindra's would be starting their outlets in these commercial projects soon.

From the entertainment angle, Q cinemas, a three-screen multiplex, is already operational here and has been registering good footfalls. Ravinder Taneja, the vice-chairman of TDI Group, says: "In an endeavor to provide the best of facilities and amenities within the township, we have already started a commercial complex for the daily shopping needs of the residents, while a doctor's clinic, a helpline centre and free transportation from the TDI City to nearest Metro Station are also in place. TDI School, a super-specialty hospital, a mall-cum-multiplex and other facilities will be available soon to the residents."

Continued on page 14

KUNDLI-SONIPAT-PANIPAT BRING DEPTH TO NCR REALTY

Continued from page 8

Realty development in Sonipat

Sonipat is in news for the international-level education hub coming up in its vicinity; a number of universities have lined up to set up their branches on the 5,000-acre campus of the Rajiv Gandhi Education City. The Indian Institute of Technology, Delhi, has announced an extension campus on 50 acres in this mega education city. The Rajiv Gandhi Education City in Sonipat is believed to be the single largest higher educational complex in the world and is expected have around 1.5 lakh students on the rolls of the 10 universities planned there.

The place has excellent connectivity in the eight-lane National Highway 1 and the proposed Rapid Rail Transport System, to be operational in 2016, which will connect Sonipat with a wide network of Metro rail. The Kundli-Manesar-Palwal Expressway will make access very smooth from cities like Bahadurgarh and Gurgaon to this place. All these developments have raised the demand of property here.

The rising demand is also due to the unprecedented employment opportunities that Sonipat offers because of the presence of industrial units in surrounding areas like Kundli, Rai, Bawana, Barhi and Narela, and the prospect of many other corporate houses setting up their offices here.

Omaxe Group is developing Omaxe City, an integrated township on 357 acres in

Sonipat. The project offers plots, villas, independent floors and commercial space. An environment-friendly township with facilities and amenities like schools, hospital, a shopping mall and recreational zones, Omaxe City is registering a good response on NH-1. Around 120 families have moved in while another 300 families are expected within the next six months.

Mohit Goel, the CEO of Omaxe Ltd, says: "Sonipat is a very viable and sought-after destination. As it is just a few kilometres away from north-west Delhi, the demand for residential and commercial space here is huge. Professionals and businessmen are now eyeing Sonipat for its residential properties, as the prospect of appreciation is very good here and, additionally, the rates here are very competitive compared to Delhi and other NCR destinations."

Eldeco Group has Eldeco County, which is an integrated township comprising expandable private villas in a lush green landscaped environment in Sector

19, Sonipat.

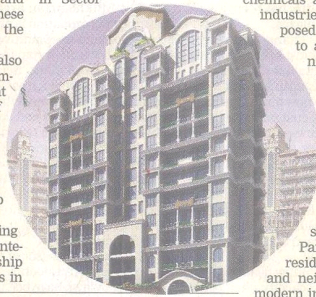
Pankaj Bajaj, the MD of Eldeco Group, says: "The location will have a station of the Rapid Rail Transport System, at Kundli-Sonipat, which will reduce the travel time from ISBT to Sonipat to just 20 minutes. The area is proposed to be connected by Metro as well and is adjacent to the KGP and KMP expressways. Many commercial and residential properties are available here on rent, as well as for outright purchase."

Realty development in Panipat

Panipat is around 90km from Delhi. It is grabbing the attention of prospective investors as it is a petrochemical hub and has the potential to sustain a thriving commercial and residential realty market.

The Haryana government has rolled out several projects with heavy investments to develop the social and physical infrastructure of this town. "The government has approved the acquisition of 5,000 acres for the development of petroleum, chemicals and petrochemical industries here. The proposed region is expected to attract 400 companies and an investment of more than Rs 13,000 crore in the next few years," Pankaj Bajaj of Eldeco Group said.

TDI City, Panipat, is a 300-acre integrated residential township in the heart of Panipat; it offers the residents of Panipat and neighboring cities a modern international living experience. Eldeco Group is developing Eldeco Freedom Floors, an integrated residential township in Sector 40, Panipat; this project offers floors, villas and plots. Besides, Ansal API, Parsvnath, Ambience, Splendor; etc, also have projects here.



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