

# Kundli-Sonipat AREA PROMISES HIGH RETURNS

Improving infrastructure and rapid development is changing the realty skyline of the Kundli-Sonipat region.  
**A K TIWARY** writes

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**T**he pressure on the overburdened infrastructure of Delhi has pushed real estate development to the peripheral areas of the capital city, with the newly developing region of Kundli-Sonipat along NH-1 benefiting from this perceptible movement.

The Kundli-Sonipat region, adjoining the northern border of Delhi, is set to establish itself as an extension of north Delhi, offering modern lifestyle residential and commercial set-ups on a par with international standards.

## Why Kundli

The area is about 6km from Rohini in north Delhi and provides a great opportunity for investment with a high return on investment, experts say.

For those looking to buy their first house, Kundli offers a variety of options at reasonable rates, far cheaper than many developing regions in the NCR—with a promise of turning into a hotspot in the near future.

If Noida was the result of the growing housing needs of east Delhi residents and Gurgaon that of south and west Delhi, the Kundli-Sonipat area promises the same quality and pace of urbanization for the north Delhi areas.

Kundli is in close proximity to the affluent areas of north and northwest Delhi like Pitampura, Ashok Vihar, Civil Lines, Rohini, Punjabi Bagh, Shalimar Bagh, etc, and offers residential options that are value for money. A comparative study of rates, vis-a-vis the north and northwest Delhi areas, shows that whereas the averages rates in these areas are about Rs 46 lakh per sq yard, the average rates in the projects of TDI, the major developer in Kundli, are only around Rs 25,000 per sq yard. While the basic selling price of flats in Rohini is around Rs 20,000 per sq ft, the rates in Kundli are in the sub Rs 4,000 per sq ft range, which translates into a tremendous investment opportunity.

Further, the residential units in most of the north Delhi areas are plotted, builder floors, and gated communities with retail and commercial facilities some distance from them, Kundli has a slew of international-standard townships on offer by big-ticket real estate developers, which have retail, commercial, and entertainment facilities within those integrated townships.

These self-sufficient integrated townships have advanced security systems, club-houses for recreational and leisure activities, power backup, organized parking, dedicated children's play areas, wide and well-lit road network, among a host of other world-class facilities.

Water supply is well planned and adequate for the residents of these townships.

## Forthcoming infrastructural projects

Earmarked as a priority town in the Delhi Metropolitan Area (DMA), Kundli's development is of prime importance to the government.

The biggest infrastructural project in the area is the 135km-long Kundli-Manesar-Palwal (KMP) Expressway, the largest highway project in the country, to be implemented on a build-operate-transfer (BOT) basis. Also known as the Western Peripheral Expressway, KMP will connect four National Highways, namely, NH-1, 2, 8, and 10.

Work on the project is progressing at a fast pace and the expressway is expected to become operational soon. KMP will catapult Kundli as one of



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north India's main logistics and warehousing hubs. The proposed Eastern Peripheral Expressway is also expected to give further fillip to the development of the region.

Other infrastructural developments include the grade separator at Mukarba Chowk and the six laning of NH-1. The opening of the Mukarba Chowk grade separator, claimed to be the busiest intersection in the country with a daily traffic load of 3.3 lakh vehicles, has smoothened the traffic flow and reduced the travel time for both passenger and cargo vehicles.

Also, there is a proposal for a 100-metre-wide road between the IGI airport and Narela, which passes through Kundli and is in close proximity to Kundli-Ghaziabad-Palwal (KGP) Expressway and KMP. A Rapid Rail Transit System (RRTS) between ISBT and Kundli, which covers the distance in just 20 minutes, is also in the pipeline, along with a Metro link to the area.

Kamal Taneja, MD of TDI Infrastructure Ltd, says: "The infrastructural developments in Kundli are poised to convert the region into another Gurgaon, without all the civic problems that have plagued the millennium city. Projects like the Mukarba Chowk grade separator, the widening of NH-1, and KMP Expressway will make connectivity to Kundli easy and help in eventually converting the region into a logistic hub."

Other mega developmental projects include the forthcoming 5,000-acre Rajiv Gandhi Education City, IT parks, and the expansion of Kundli Industrial Zone—which will all help generate huge employment and spur economic activity. This will naturally raise the demand for residential, commercial, and retail real estate, fuelling a growth that could make Kundli a regional industrial and educational hub, on a par with Gurgaon and Faridabad belts. The Rajiv Gandhi Education City is slated to have 10 prestigious educational institutions in its campus.

This campus is expected to be the world's biggest educational campus, with a capacity to host nearly 1.5 lakh students in diverse streams like management, architecture, engineering, law, telecom, medical,

insurance, biotechnology, etc.

Kamal Taneja of TDI says: "The way IT has changed Gurgaon, we are expecting the developing world-class educational hub here to change the realty skyline of the Kundli-Sonipat region. Other infrastructural developments like water supply, upgradation of sewage system, strengthening of power units, and the construction of a railway bridge on the Sonipat-Kundli road are already in place. With improving infrastructure and better connectivity, people are moving into the residential projects of the area and the whole region is poised to become an investor's haven, as the appreciation here is bound to be handsome once the area takes off."

Pankaj Bajaj, MD of Eldeco Group, says: "The developing realty market along NH-1 is a vector for the natural growth and progression of north Delhi, which already has a population of nearly 3 million people. It has excellent connectivity and some great projects by private developers.

"Where it is lacking currently is in the creation of local jobs. We hope the Haryana government will give enough attention to this area to make it for more attractive for industries and offices to move in."

## Real estate development

Many renowned developers have focused on the region and are building world-class projects here, some of which have been delivered.

Top players like TDI, Ansals API, Jindal Real Estate, Eldeco, Parker, Omaze, Parsvnath, Vardhman, Apex Developers, etc, are already active in the region. In terms of land bank, TDI Group is considered the top realty players in Kundli. The group has already handed over possession in some of its prestigious projects.

TDI group recently launched a theme city, Lake Grove, a beautiful concept township around a lake. Even in the current economic scenario, 600 units of the theme city were sold in this quarter, a spokesman of the group said.

Nitesh Kumar, CEO of TDI Infrastructure Ltd, says: "Undoubtedly, in the 1990s, Noida was at the forefront of development beyond the Delhi border. It catered to the growing housing needs of east Delhi and the burgeoning industrial firms in the area. Then came Gurgaon—which established itself as an extension of south Delhi. There was also hectic real estate development in Faridabad and Ghaziabad, which developed by spreading wings into newer areas, in a bid to cash in on the real estate boom. Now, the tide is turning in favour of the Kundli-Sonipat belt."