

KUNDLI-SONIPAT-PANIPAT: THE MONEY-SPINNERS

The rapid development of KMP Expressway has acted as a catalyst in transforming the realty scene in the Kundli-Sonipat-Panipat belt, says **A K TIWARY**

Property in Kundli, Sonipat and Panipat is a money-spinning affair, as it offers options in all segments of realty like residential, commercial and industrial.

The rapid development of KMP (Kundli-Manesar-Palwal) Expressway has acted as a catalyst for the progress of these areas. With the fast-paced infrastructure development, Kundli, Sonipat and Panipat are today considered the best investment destinations in NCR.

A plan for an orbital rail corridor along the KMP Expressway, the Rajiv Gandhi Education Centre, a 250-acre food processing SEZ (special economic zone), major industrial parks, and an industrial hub for petrochemicals, are the locational advantages of Kundli, Sonipat and Panipat.

Why have these areas emerged as a favourite destination for developers and investors? Prices are already high in the other parts of the NCR. These regions, therefore, do not offer much scope for appreciation, whereas, in Kundli, Sonipat and Panipat, prices are still low, and investors can hope to make quick profits. The KMP Expressway, nearing completion, will provide faster access to the international airport and facilitate the development of a new economic corridor.

Kundli is about 25km from Pitampura. Sonipat is 50km away and Panipat is 90km from Delhi. Thus, these areas enjoy the convenience of easy accessibility with Delhi on NH-1. While people living in South Delhi prefer to invest in Gurgaon, and those living in East Delhi prefer to invest in Noida and Greater Noida, those living in North and West Delhi are now investing in the Kundli-Sonipat-Panipat belt.

Kundli

On a 15-minute drive



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from the posh and upmarket residential hubs of North and Northwest Delhi like Pitampura, Rohini and Punjabi Bagh, Kundli is now one of the best investment destinations in the NCR, after the NH-1 became signal-free recently.

This developing area is a hot destination for investment in property. Kundli's property market is now recording greater turnover and the rapid development of infrastructural facilities here is attracting end users and investors to its residential and commercial properties.

Kundli will have an exclusive station for the proposed Rapid Rail Transport System, which will reduce travel time from ISBT to Sonipat to just 20 minutes. There is also a plan to connect the place with a Metro line. The area is adjacent to the KGP and KMP expressways, which are at advanced stages of completion.

Almost all the major developers of Delhi have land parcels here. TDI is the largest developer in the region with 1,250 acres. Others like TDI, Parsvnath Developers, Ansal Properties, Omare, Parker, Raheja Malls, Eldeco County, Anant Raj, Tulip Infrastructure, College Group, Eros Group, AJS Builders, Divine, Big Jos, Vardhman, Jindal Greens, etc, have also launched their projects here.

TDI Group is developing the TDI City, a residential township on 1,250 acres. The township has plots in varying sizes like 250, 350, 500 and 700 sq yards, with approximately 8 acres of frontage and 2 entries and exits. The township will have luxurious, independent bungalows and beautifully designed villas, to be built in the second phase of expansion. Apart from residential townships, the group has retail and commercial developments like the just completed TDI Mall, with a grand 650 sq ft frontage and 5.5 lakh sq ft of retail space.

The TDI Mall is the longest and biggest mall on NH-1. The mall has been designed as a modernistic shopping complex offering high class retail-cum-entertainment facilities to suit the diverse tastes of customers. The mall has been conceptualized not only as a shoppers' paradise but also as a complete entertainment destination where one can hangout for the whole day. Ravinder Taneja, vice-chairman of TDI Group, says,

Kamal Taneja, the managing director of TDI Group, says: "The infrastructural developments taking place in Kundli are poised to convert the region into another Gurgaon. With the coming of the KMP and the KGP Expressways, connectivity of Kundli will be its USP. The rise in developmental activities will increase demand for residential, commercial and retail real estate. With this enhanced growth potential, Kundli will truly become the next NCR destination."

Ravinder Taneja says: "We have consistently set quality benchmarks in property development by creating self-integrated townships in prime locations across North India - in Kundli, Panipat, Mohali, Meerut, Moradabad, Agra and Indore. The TDI City Kundli, is the biggest residential project of TDI spread over 1,250 acres."

Some prominent Institutes allotted land in Rajiv Gandhi Education City

1. Thapar University
2. Hindu Educational & Charitable Society, Sonipat
3. Manav Rachna International University
4. Birla Institute of Management Technology
5. Fore School of Management
6. International Foundation for Research & Education
7. Karnatak Ligyas Educational Society
8. Lala Nemi Chand Educational Trust
9. Asian Education Society

Sonipat

Residential property in Sonipat has become a favorite with many, when compared to its commercial and retail

segment. Sonipat is fast emerging as an excellent residential and investment destination owing to the extensive availability of land and low property prices.

There is a plan to connect the industrial areas of Sonipat, Gurgaon, Bahadurgarh, Jhajjar and Palwal through an eight-lane express highway. Many corporate groups have shown interest in developing the SEZ around the expressway.

The Rajiv Gandhi Education City, over in 2,500 acres, is being designed as a world-class education hub, in which several foreign universities are expected to open their institutes. Work on this project is going on at a fast pace. This educational hub in itself is expected to act as a catalyst in boosting realty development in the area; nine educational institutions have already been allotted land in this education city.

The major names with residential and commercial projects here include Landmark Group, Mapsko Builders, Eros Group, TDI, Parsvnath, Ansal, Omare, Eldeco, Tulip, and Jindal Greens. The land rates have already seen an average appreciation of almost 100-150% over the last couple of years.

Rohtas Goyal, the chairman and

Locational advantages of Sonipat

- Conveniently located on NH-1, Delhi-Ambala-Amritsar Road
- 2 IT parks planned in nearby
- Metro Rail link proposed up to Kundli
- Rajiv Gandhi Education City over 2,500 acres
- Murthal Engineering College 2km away
- DPS, Swamprastha and Gateway International School nearby
- Tau Devi Lal Park, over in 25 acres, in the vicinity
- More residential sectors, hospitals and schools planned by HUDA
- A food institute coming up at Kundli

managing director of Omare Group, says: "Our projects are rising magnificently on the skyline - Omare City, a world-class integrated township on NH-1 at Sonipat; Omare Heights, another luxurious project, are the first choice for customers looking for a grand lifestyle. A good illustration of advanced urban planning, the Omare Heights is tastefully created residential project."

Panipat

Panipat, about 90km from Delhi, is a famous historical theatre where three great battles, each of which shaped the contours of the Delhi empires, were fought. Once known as the 'City of Weavers', for the proficiency of its handlooms, textiles and carpets industry, the city morphed into an industrial hub for petrochemicals in the modern era.

The Haryana government is taking keen interest in developing the region with heavy investments. The government has recently accorded approval for the acquisition of 5,000 acres of land for petroleum, chemicals and petrochemical investments. The aim is to convert Panipat into a modern, high-tech city that offers MNCs, IT-ITES and BPO companies a lucrative option for relocation and, the strategy is paying rich dividends. The mini-city is already booming with real estate activity in residential, commercial and recreational sectors.

TDI City, Panipat, over nearly 300 acres, is planned to be a luxurious, self-sufficient, integrated residential township in the heart of Panipat. It is just 2km from the railway station and 1.5km from the bus station. TDI City has been conceptualized to offer the residents of Panipat, and the neighboring cities, a first-of-its-kind international living experience. Besides, Ansal API, Parsvnath, Ambience, Eldeco, Splendor, etc, are also coming up with their projects here.

