



KUNDLI

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Expressway to progress

With several infrastructure projects in place, Kundli enjoys easy connectivity to Delhi and is set to be a major logistics and warehousing hub

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It's a smooth 40-minute drive from Central Delhi to Kundli, located in Sonapat District, Gurgaon. Kundli is the Mahindra Group's largest project in the region. This infrastructure project has had quite an impact on the local development of this city. Kundli is a priority town in the Delhi Metropolitan Area (DMA), Kundli is located along the Delhi border. What makes Kundli interesting is the number of big-ticket

infrastructure projects which are underway to ensure seamless connectivity and to propel economic and business activity in the region. Among these, the 10-km Kundli-Manesar-Palwal (KMP) Expressway is perhaps the largest highway project in the country to be implemented on a Build-Operate-Transfer (BOT) basis. It will also help Kundli emerge as north India's major logistics and warehousing hub. The eastern part of the expressway is also expected to contribute to improving the prospects of this city.

Another important node will be the education city, which is to be set up on 8000 acres along the national highway skirting Kundli. It has been envisaged as a hub for higher learning and a centre for research in cutting-edge technologies. Located strategically on the main NH-1, it is close to residential suburbs of North and North-west Delhi including Palam, Pinner, Ghaziabad, Faridkot, and Panchsheel. The first project on the Kundli-Manesar-Palwal Expressway is the Kundli Country project in Kundli. The units were launched at ₹5000 per sq ft and are currently priced at ₹5500 per sq ft. "We are planning to launch a high-end group housing project in the area in June or July," says Jain.



PHOTO: ANSHU KANWAR

Future perfect

The expressway will contribute to Kundli's growth, as will the education city and the quality residential and commercial projects planned



Ready, reckoner, know your area better

Popular residential formats	Project developers	Price range	Rental values range	Distance from international airport	Distance from nearest Metro Station
2BHK, 3BHK and independent floors	TDL, Anshu	₹2200 to ₹2700 per sq ft	₹6 to ₹7 per sq ft per month	49 km (approx)	17 km (approx) Jangpura Metro Station
Facilities: Social infrastructure like retail, educational hub and commercial development are all at the initial stages of development	Things to watch out for before buying property in area: Connectivity to Delhi through Metro has improved the prospects of Kundli on the real estate landscape of NCR. However, the location of residential development has largely been close to commercial and peripheral locations of NCR	Who should buy and why? End-users looking for low cost housing in the price range of ₹20 lakh to 40 lakh. Expected EMR entry in Delhi to be in range of ₹22000 to ₹25000	Schools in the vicinity: 8555 School, Banyan Tree School. Hospitals in the vicinity: Purgan Hospital	Note: EMR estimates based on 70% of unit cost and are subject to change. The actual cost may vary by 10-15%.	

Manoj Garg | 45 years, Kingsbury apartments, TD City

My child's health has improved now

Manoj Garg, a resident of Kingsbury apartments in Kundli shifted to Kundli some months ago from Rohini. He chose this place because of the peace and quiet it offered, not to mention the pollution-free environment. "My daughter had asthma while we were in Delhi but she's almost cured now. The environment here has done wonders for her health," he says, adding that Delhi offered no option as it was too congested.

Garg refuses to call the move from the Capital a sacrifice as "my life here has, in fact, improved." In Rohini, the family was residing in a 2BHK and at Kingsbury now they find themselves comfortably accommodated in a 3BHK. "I lead a better lifestyle and enjoy many more facilities within the same budget," he says.

Garg, who owns a mobile service centre at Netaji Subhash Place, Pinner, also has a reserved parking lot in this housing block. In Delhi, the family would struggle for almost an hour to find parking space.

His workplace too is a smooth 35 minutes drive away, thanks largely to the wide NH that is now signal-free.

Talking about the new property, Garg says he took a loan, and now pays an EM of ₹10000 per month. He spends approximately ₹4000 on fuel. As far as maintenance is concerned, he pays ₹15 per sq ft per month, which comes to about ₹2500. This includes security, water supply, common area maintenance, sanitation, 24x7 power back-up, horticulture, electrical and plumbing repairs.

The Gargs also have a prepaid electricity meter that they get recharged for ₹1000 every month. In summer, because of additional cooling requirement, the bill comes to about ₹1500.

As far as shopping is concerned,



Manoj Garg with his wife in their apartment in Kundli

- Healthy environment:** Security: There is round-the-clock security in the complex and private security can patrol the area
- Senior citizens:** The facilities are good and various recreational activities take place - some even making new senior citizens are involved in the festivities
- Club:** The club will be operational soon
- Park:** There are several parks in the complex, which also has other facilities such as solar water systems, a sewage treatment plant. Water from this plant is utilised for parks and washing car
- Whistler:** Many families with their own cars in the area

there are a few grocery stores located in the vicinity itself. There is one store close to the building and another called Door Step across the gate in the commercial complex. A vegetable market is located a kilometre away in an area known as Pinner Maniyari.

As told to Vandana Ramesh

Shivi Kohli | 45 years, Kingsbury apartments



Shivi Kohli with her son and daughter in their apartment in Kundli

I like the fresh air, warm people

A lovely birdcage, lot of plants and cheerful dogs greet you as you enter Shivi Kohli's tastefully done up home in Kundli. For a minute you think you are in someone's farmhouse. The quiet and the peace around you does the trick. Kohli moved to her Kundli apartment in May last year from Delhi's Ashok Vihar area. "We stayed there for more than 25 years but my bronchial problems made me shift to this area. I wanted to live in an environment where I could breathe fresh air," she says.

Also, parking was a major hassle back in Delhi. There were squabbles almost every day for the precious parking space. Now Kohli has a designated parking lot in the complex. A schoolteacher in Delhi and now a homemaker, Kohli stays busy as her son and twin daughters live with her.

- All facilities in place:** Security: There is three-tier security. There are guards on the main entry gate, while some patrol the colony day and night. Intercom facility is also available
- Senior citizens:** There are several parks in the area where elders can spend their time
- Club:** The club will be operational soon

"My daughters study in Delhi University and I drop them off at the Jangpura Metro station near the house. There is also a bus service that is available from the complex at designated hours. It takes residents to the Metro station in the morning and fetches them in the evening," she says. Kohli also has to "take care of my birds and two pets which I take for long walks. I am enjoying life here," she adds.

On choosing Kundli, Kohli says, "I surprised Gurgaon and every possible place in Delhi NCR and served in on Kundli because it was not far from Delhi and offers more open spaces." She too had bronchial problems and the fresh air over here worked wonders.

People are warm and helpful too, she says. When her father required some time back, every one in the complex lent a helping hand. "I was very touched," she says. Kohli does her fruit and vegetable shopping from Bisma Mill and Pinner Maniyari close by. For daily needs there is a grocery store in the block where she lives. Household help too is easily available from the nearby Rastoi and Nagla Kulan villages. There are six bank ATMs barely five minutes away from the complex. As far as security in the area is concerned, she finds the facilities to be quite good, with two private security vehicles stationed in front of the main gate. "Their very presence makes you feel safe," she says. There is also a 24x7 helpline available. "Residents have to confirm that help has actually been rendered on an automated system," she adds. Net connectivity, too, is not a problem. "We have an option to go in for the facility provided by the developer or go in for the service provided by private companies. The developer charges around ₹1000 for a combination of services such as an intercom, cable TV, video chat connected to the security post and an internet connection and it is pretty fast," says Kohli's daughter Mahira, a German language scholar.

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As told to Vandana Ramesh

C U Park | Kingsbury apartment

I reach my office in just 10 minutes

With the area fast developing into a food products hub, many rice and pulses companies, not to mention a national food and technology institute, exist here. It is, therefore, not surprising to find expatriates settling in this area. In Kingsbury apartments, therefore, you can, among the families residing here, find Koreans, Yemenites and even Indonesians - many of whom work in the companies nearby.

C U Park is a Korean national who lives on rent in this residential locality. He is working as a business development head in an auto components manufacturing firm in nearby Rai Industrial Estate, across the road. "It takes me 10 minutes to reach office," he says, adding that's the biggest advantage. Medical help is also barely a few kilometres away. "It takes me 10-15 minutes to reach my company's physician in case I have a health issue," he says. Park is paying ₹2000 as rent for a 3BHK apartment.

As told to Vandana Ramesh

Easy commute

- Security:** Guards are well-trained and residents feel safe living in the area
- Senior citizens:** There are several parks for senior citizens within the complex. They also take interest in the day-to-day activities, giving suggestions related to the day-to-day running of the complex
- Club:** The club will be operational soon
- Park:** There are green open, well-maintained spaces within the complex
- Whistler:** Park is content living in the complex and does not have any issues. Household help too is easily available. In fact, both his car and dog were referred to him by the society staff