

TIMES PROPERTY

The Times of India

Delhi January 7, 2012

Realty news you can

It into a logistics hub

SONIPAT BELT TOP REALTY HUB

Kundli, Sonipat and Panipat are today considered the best investment destinations in the NCR owing to their close proximity to Delhi and the fast-paced infrastructure development in these areas. One reason why these areas have emerged as a favourite destination of investors is that prices are already high in other parts of the NCR. These other 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 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. Just as people living in south Delhi prefer to invest in Gurgaon, those living in east Delhi prefer to invest in Noida and Greater Noida, so also those living in north and west Delhi are now investing in the Kundli, Sonipat, and Panipat belt.

KUNDLI

The infrastructural developments taking place in Kundli are poised to convert the region into another Gurgaon. The KMP and KGP Expressways, under construction, will make connectivity easy to Kundli and convert it into a logistics hub. The forthcoming 5,000-acre Rajiv Gandhi Education City, IT parks and the expansion of the Kundli Industrial Zone in the area will generate employment and economic activity. Such activities in and around the developing area will give rise to an increase in demand for residential, commercial and retail real estate, and fuel a growth that will make Kundli a top NCR destination.

Real estate players like TDI, Parsvnath Developers, Ansal Properties, Omaxe, Parker, Raheja Malls, Eldeco County, Anant Raj, Tulip Infrastructure, Collage Group, Eros Group, AJS Builders, Divine, Bigjos, Vardhman, Jindal Greens, etc. are already coming up with mega projects here.

Ravinder Taneja, vice-chairman of TDI Group, says: "Spread over an area of nearly 5,50,000 sq ft and located close to the north Delhi border on the main NH-1, TDI Mall in Kundli is a three-floor structure with retail outlets on the ground, upper ground and first floor, and has a three-screen multiplex, restaurants, and a kids' entertainment centre on the second floor. TDI City, on 1,200 acres, has plots in varying sizes like 250, 350, 500 and 700 sq yards with approximately 8 acres of frontage and two entries and exit. TDI City, in Kundli, is the biggest residential project of TDI spread over 1,250 acres." Kamal Taneja, the managing director of TDI Infrastructure Ltd, says: "The developing area is on a 15-minute drive from Rohini and Pitampura. Very soon, the location will boast of an exclusive station of Rapid Rail Transport System at Kundli, which will bring down travel time from ISEB to Sonipat to 20 minutes. The area is to be connect-

ed by a Metro line. Delhi government is developing a 100-metre-wide road from IGI airport to Narela. The area is adjacent to KGP and KMP Expressways."

SONIPAT

Real estate in Sonipat is witnessing large-scale developments in all sectors - residential, commercial and retail. Residential property in Sonipat has become a favorite in comparison to its commercial and retail segment. Rohitas Goyal, the chairman and managing director of Omaxe Group, says: "As Delhi real estate became unaffordable due to rocketing prices, the NCR cities like Gurgaon and Noida caught everyone's attention. Now, real estate in Gurgaon, as well as Noida, is following the same path as Delhi, and consequently developers are looking beyond them too. The next in league is Sonipat, which seems to be all set to become the new Gurgaon."

"About 50km from Delhi, Sonipat is today seen as one of the largest industrial zones of Haryana. It is fast emerging as an excellent residential and investment destination due to large availability of land and low property prices. A spurt in Sonipat real estate is evident with various developers and builders launching large residential as well as commercial projects in the city. It has a well-developed industrial base and supportive infrastructure. Leading brands like Atlas Cycles, Hilton Rubber, ECE, Hindustan Everest Tools and Satnam Overseas already have their units in the town," said Ravinder Taneja.

PANIPAT

About 90km from Delhi, Panipat continues to grab the attention of prospective investors. Panipat has the distinction of being a petrochemical hub. But there has been an ongoing process of developing it into a high-tech city, which has inspired many real estate developers to invest in Panipat real estate. The Haryana government is taking keen interest in developing the region with heavy investments. A government's approval in acquiring 5,000 acres of land for petroleum, chemicals and petrochemical investment has already taken place. According to sources, the proposed region is expected to attract 400 companies with an investment of nearly Rs 13,000 crore in the coming years.

Pranav Ansal, the vice-president of Ansal API, says: "Realty boom in Panipat is being complemented by increasing influx of funds and opportunities will only rocket in the near future in Panipat real estate."

TDI City, Panipat, spread over 300 acres, will be a luxurious, self-sufficient and integrated residential township in the heart of Panipat. This is about 2km from the railway station and 1.5km from the bus station. Besides, TDI, Ansal API, Parsvnath, Ambience, Eldeco, Splendor are also investing here.

FAST FACT

■ THESE AREAS HAVE EMERGED AS A TOP DESTINATION FOR INVESTORS, AS PRICES ARE HIGH IN OTHER PARTS OF THE NCR AND DO NOT OFFER SCOPE FOR APPRECIATION. HERE, THE CASE IS JUST THE REVERSE

QUICK BITES

■ JUST AS PEOPLE LIVING IN SOUTH DELHI PREFER TO INVEST IN GURGAON, THOSE LIVING IN EAST DELHI PREFER TO INVEST IN NOIDA AND GREATER NOIDA. SO ALSO THOSE LIVING IN NORTH AND WEST DELHI ARE NOW INVESTING IN THE KUNDLI, SONIPAT, AND PANIPAT BELT

■ ABOUT 50KM FROM DELHI, SONIPAT IS TODAY SEEN AS ONE OF THE LARGEST INDUSTRIAL ZONES OF HARYANA. IT IS FAST EMERGING AS AN EXCELLENT RESIDENTIAL AND INVESTMENT DESTINATION DUE TO LARGE AVAILABILITY OF LAND AND LOW PROPERTY PRICES. IT HAS A WELL-DEVELOPED INDUSTRIAL BASE AND SUPPORTIVE INFRASTRUCTURE

— A K Tiwary