



KUNDLI

htestates 13
HINDUSTAN TIMES, NEW DELHI, SATURDAY, FEBRUARY 04, 2012

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

Vandana Ramani
© hindustantimes.com

It's a smooth 40-minute drive from Central Delhi to Kundli, located in Sonapat District, thanks largely to the Mithorha Chowk grade separator and the widened NH 1. This infrastructure push has had quite an impact on the holistic development of this city.

Marked as a priority town in the Delhi Metropolitan Area (DMA), Kundli is located on the Delhi border.

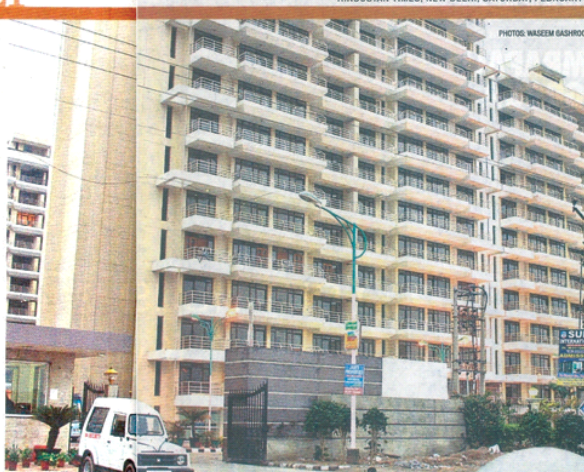
What makes Kundli interesting is the number of big-ticket

infrastructure projects which are underway to ensure seamless connectivity and to propel economic and business activity in the region. Among these, the 135-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 peripheral 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 5000 acres along the national highway abutting 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 colonies of North and North-west Delhi including Rohini, Pitampura, Shalimar Bagh, Ashok Vihar, Model Town, and Paschim Vihar.

The first project one comes across while entering Kundli is TDI City. Already home to about 185 families, it offers ready-to-move-in apartments and independent floors. Capital values for a 2 BHK range from ₹55 lakh to ₹65 lakh and for a 3BHK it's ₹75 lakh to ₹70 lakh. The units command a rental of ₹8000 for a 2 BHK to ₹10,000 for a 3 BHK apartment.



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

Student City by Ansal API Limited (GRP) has several also located barely 4.5 km from residential and commercial the Delhi border on NH 1. It has projects in Sonapat. These include Jindal Global City, Sonapat, a project located along the NH1, just 2 km from the KMP Expressway. This township is spread over a sprawling 740 acres offering limited edition cottages, modern leisure homes and independent floors.

"Possession of developed plots and some built-up schemes is due in the next eight to nine months," says Pradeep Varshney, CEO, Jindal Realty Pvt Ltd. These were launched at ₹700 plus EDC per sq yard and today com-

mand a price of ₹22,000 plus EDC per sq yard. Infrastructure work in the township is almost complete. The builder plans to launch 800 apartments by March-end in an area spread across 13.5 acres. These would include budget homes in the range of ₹2200 per sq ft in a land parcel of almost seven acres and high-end homes in the range of ₹8000 spread across another seven acres.

Also planned over here is a three lakh sq ft of retail and commercial development. Work on it is expected to be started within the next 10 days.



Ready reckoner: know your area better

Popular residential formats	Prominent developers	Price range	Rental values range	Distance from international airport	Distance from nearest Metro Station
2BHK, 3BHK and independent floors	TDI, Ansal	₹2200 to ₹2700 per sq ft	₹6 to ₹7 per sq ft per month	49 km (approx)	17 km (approx) Jharghpur Metro Station
Facilities	Things to watch out for before	Who should buy and why?	Schools in the vicinity	Hospitals in the vicinity	
Convenient bus links, entertainment hub and commercial development are still at the initial stages of development	Connectivity to Delhi improved the prospect real estate landscape the catchment of Kundli has largely been other suburban and of NCR	Metros have Kundli on the ICR. However, development is impaired to rural locations	Metros have Kundli on the ICR. However, development is impaired to rural locations	Metros have Kundli on the ICR. However, development is impaired to rural locations	Metros have Kundli on the ICR. However, development is impaired to rural locations

Manoj Garg | 43 years, Kingsbury apartments, TDI 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 1BHK and at Kingsbury now they find themselves comfortably ensconced 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, Pitampura, 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 NH1 that is now signal-free.

Talking about the new property, Garg says he took a loan, and now pays an EMI of ₹12,000 per month. He spends approximately ₹4000 on fuel. As far as maintenance is concerned, he pays ₹1.5 per sq ft per month, which comes to about ₹2200. 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 summers, because of additional cooling requirement, the bill comes to about ₹2000.

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 cars patrol the area.
- Senior citizens:** The facilities are good and various recreational activities take place - some even making sure 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.
- Wishful:** Many families wish there was a Metro in the area.

there are a few grocery stores located in the society 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 Pata Maniyari.

As told to Vandana Ramani

Shivi Kohli | 45 years, Kingsbury apartments



I like the fresh air, warm people

A lovely birdcage, lot of plants and cheerful dogs greet you as you enter Shivi Kohli's (last name changed) home in Kundli. For a minute you think you are in somebody's farmhouse. The quiet and 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 issue in Delhi. There were squabbles almost every day for that precious parking space. Now Kohli has a designated parking lot in the complex and it's a relief. "People are warm and helpful too. When my father expired he son and twin daughters live lifetime 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 Bawa Mill and Pata 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 Rastogi and Nagi Kalan 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 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 internet, cable TV, video chat, connected to the security post and an internet connection and it's pretty fast," says Kohli's daughter Malini, a German language scholar.

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. Internet facility is also available.
- 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.
- Wishful:** It is a perfect place to be in. It has all facilities that I desired. A bus in the area where elders can spend the Metro station and fetches them back in the evening.

As told to Vandana Ramani

C U Park | 62 years, Kingsbury apartments

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 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, Yemenese 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 Ramani

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.
- Wishful:** Park is content living in the complex and does not have any issues. Household help too is easily available. In fact, both his cook and driver were referred to him by the society staff.

As told to Vandana Ramani