

<https://www.constructionweekonline.in/projects-tenders/the-delhi-mumbai-expressway-to-boost-delhi-ncrs-real-estate-demand>

## The Delhi-Mumbai Expressway to boost Delhi NCR's real estate demand

Hear what developers from the North have to say



by Staff Writer | February 12, 2023 SHARE



Government looking into possibility of building smart cities along Delhi Mumbai Expressway: Nitin Gadkari

The highly anticipated Delhi-Mumbai Expressway is all set to be inaugurated by Prime Minister Narendra Modi in the presence of Union Minister for Road Transport and Highways, Nitin Gadkari. It is expected that the expressway will revolutionise travel between Delhi and Mumbai and provide a much-needed boost to the real estate market in the surrounding area.

The expressway has been designed with world-class features, including RFID tags, automatic toll collection, and CCTV monitoring. The projected reduction in travel time between Delhi and Mumbai from the current 18 to 20 hours to just 12 hours is a major selling point for the expressway. This reduction in commuting time will make it easier for people to transit between the two cities, leading to an increase in demand for residential and commercial properties in the area.

"The Delhi-Mumbai Expressway is a major project that has been taken up by the Government of India in order to improve the infrastructure and overall development of the country. The expressway is expected to reduce the travel time between the two cities significantly and make transportation much more convenient and will open an ample number of opportunities for businesses in the real estate sector also. This will lead to an increase in the number of people traveling from Delhi/NCR to Mumbai, which in turn will lead to more business opportunities for real estate developers making it easier for developers to purchase land and build residential and commercial projects, especially office spaces,"- said Vineet Taing, CEO, Vatika Business Centre.

{ **DELHI-MUMBAI EXPRESSWAY** } PM MODI INAUGURATES SOHNA-DAUSA STRETCH

# E-way to boost growth in Sohna, say realtors

**Abhishek Behl**

abhishek.behl@hindustantimes.com

**GURUGRAM:** The inauguration of the Sohna-Dausa stretch of Delhi-Mumbai Expressway by Prime Minister Narendra Modi on Sunday is likely to have a multiplier effect on residential as well as commercial real estate in Sohna and areas adjoining the highway.

According to real estate experts and developers, property prices in Sohna and on Sohna road had already appreciated by 10% to 15% after the Sohna elevated road project was opened in 2022 and continue to be on the rise.

Developers also announced new projects in this area as travel time between Gurugram and Sohna reduced to 20 minutes due to the elevated road. This new expressway will now allow more eastward expansion as land is cheaper in adjoining Nuh, they said.

"After the opening of road, there has been a 10-15% rise in rates, the demand has increased. The Sohna-Dausa stretch will also play a similar role and boost realty in this region," said Vinod Behl, a real estate expert.

Navdeep Sardana, chairman and managing director of Whiteland Corporation said, "With the opening of Gurgaon-Dausa stretch, we are hoping for a multiplier effect on the real estate of not only Sohna, but the whole of Gurugram. The expressway can change the landscape of the entire area".

According to data from the department of town and country planning (DTCP), there are around 10 affordable group housing projects, 16 projects under the Deen Dayal Awas Yojana, three commercial projects, and 19 group-housing projects and six or seven commercial projects in Sohna, which is spread across 27 square kilome-



The Delhi-Mumbai Expressway near Hilalpur toll plaza after its inauguration. PARVEEN KUMAR/ HT PHOTO

tres and is divided into 38 sectors for urban development by the government of Haryana.

Developers in the city said Sohna is an important micro market as it is contiguous to south Delhi and Gurugram and accessible from Palwal, Faridabad and Alwar. The proposed connectivity of Delhi-Mumbai Expressway to the Jewar airport in Uttar Pradesh and DND Flyway through Delhi will allow for further development in Sohna, they added.

"The Delhi-Mumbai Expressway will lead to an increase in the number of people travelling from Delhi-NCR to Mumbai, which in turn will lead to more business opportunities for real estate developers. The area is likely to witness more residential and commercial projects, especially office spaces, along

this stretch and adjoining areas," said Vineet Taing, chief executive officer, Vatika Business Centre.

The micro market has witnessed significant real estate activity since the year 2013 and supplied around 30,000 housing units till the third quarter of 2021, according to data from Anarock, a leading real estate services company.

Around 800 acres have been licenced for real estate projects in Sohna since 2012, with maximum licences issued in 2012, 2013, 2014 and 2019, the Anarock data said.

Pradeep Aggarwal, founder and chairman, Signature Global, a city based developer said, "As of now this micro market provides an excellent opportunity for those looking for affordable and mid-segment

housing options in Gurugram and NCR. We expect demand to improve further," he said.

Developers also predicted a surge in the luxury housing segment in and around Sohna. "Luxury real estate is pegged to earn the highest dividends as luxe individual floors and villas are in high demand in Sohna. With time, Sohna will be able to compete with the likes of Cyber Hub, Golf Course Road and Golf Course Extension Road as the preferred residential address for budding homebuyers, said Ravi Nirwal, sales director and principal partner, North India, Square Yards

Arvind Rai, director, valuation services, Colliers India, said, "It will not be surprising at all if Sohna emerges as the most significant satellite town of Gurugram soon."

<https://indiainfrahub.com/2023/business/delhi-mumbai-expressway-will-be-a-game-changer-for-realty-market-in-sohna-gurugram/>

## Delhi-Mumbai Expressway Will Be A Game-Changer For Realty Market In Sohna, Gurugram

February 12, 2023 by Arun Kumar Das



The Sohna-Dausa stretch of the Delhi-Mumbai expressway will be inaugurated on 12 February.

Road Transport Minister Nitin Gadkari has said the travel time between Delhi and Mumbai will reduce to barely 12 hours after the entire expressway is completed.

*Vineet Taing, Chief Executive Officer, Vatika Business Centre:*

“The Delhi-Mumbai Expressway is a major project that has been taken up by the Government of India in order to improve the infrastructure and overall development of the country.”

# Delhi-Mumbai Expressway Will Be A Game-changer For Realty Market In Sohna, Gurugram

by Arun Kumar Das - Feb 12, 2023 10:22 AM +05:30 IST



The Sohna-Dausa stretch of the Delhi-Mumbai Expressway will be inaugurated on 12 February. (Nitin Gadkari/Twitter)

## Snapshot

- *The Sohna-Dausa stretch of the Delhi-Mumbai expressway will be inaugurated on 12 February.*
- *Road Transport Minister Nitin Gadkari has said the travel time between Delhi and Mumbai will reduce to barely 12 hours after the entire expressway is completed.*

Vineet Taing, Chief Executive Officer, Vatika Business Centre:

"The Delhi-Mumbai Expressway is a major project that has been taken up by the Government of India in order to improve the infrastructure and overall development of the country."

<https://constrofacilitator.com/pm-modi-dedicates-delhi-dausa-lalsot-section-of-delhi-mumbai-eway/>

# PM Modi dedicates Delhi-Dausa-Lalsot section of Delhi Mumbai eway

*Prime Minister Narendra Modi visited Dausa in Rajasthan on Sunday and laid the foundation stone and dedicate it to nation road development projects worth more than Rs. 18,100 crore.*

By **Constro Facilitator** February 13, 2023

71 0



**Mr. Vineet Taing, Chief Executive Officer, Vatika Business Centre** : "The Delhi-Mumbai Expressway is a major project that has been taken up by the Government of India in order to improve the infrastructure and overall development of the country. The expressway is expected to reduce the travel time between the two cities significantly and make transportation much more convenient and will open an ample number of opportunities for businesses in the real estate sector also. This will lead to an increase in the number of people traveling from Delhi/NCR to Mumbai, which in turn will lead to more business opportunities for real estate developers making it easier for developers to purchase land and build residential and commercial projects, especially office spaces."