

THE NEXT RESIDENTIAL, commercial hub of **NCR**

Driven by good connectivity, affordable property and rapidly growing infrastructure, New Gurugram is fast emerging as a vibrant commercial and residential hub in the NCR

New Gurugram comprises sectors (77-95) on both sides of NH-8, to the west of the Kherki Daula Toll Plaza.

The region is one of the fastest emerging-residential hubs of Gurugram in the last 5 years. The key drivers for this location are its proximity to Manesar, seamless road connectivity to key employment hubs of Sohna Road, Cyber City, Sector 30, and Udyog Vihar.

CONNECTIVITY

New Gurugram's principal connectivity is through NH-8, which integrates the region to the core of the city. In addition, recent improvements in peripheral roads like Northern Peripheral Road (NPR, also called Dwarka Expressway) and the Southern Peripheral Road (SPR) have enhanced alternative connectivity options.

While SPR has been seamlessly operational since 2017, after resolution of the land acquisition issue (in one patch), the NPR is still under execution and affected by perennial delays owing to land acquisition issues on a few patches.

"With recent efforts of the authorities to clear road-blocks, NPR is largely motorable, which is a boost to the connectivity — primarily of the Old Gurgaon section, railway station, and further to Dwarka in Delhi. The efforts of authorities over the last 2 years will certainly see the road opening in a couple of years. In addition, some key sector roads have also been completed, the prime one being the link from SPR (Sector 75A) to NH-8, bypassing Kherki Daula Toll Plaza, which has provided an option of toll-free connectivity to New Gurugram sectors," **Ashutosh Kashyap**, GM (Valuation and Advisory Services) at Colliers International India, said.

MUCH-AWAITED INFRASTRUCTURE

Removal of Toll Plaza at Kherki Daula: The pres-

ence of a toll plaza is one of the major inhibitors of growth of the region. **The presence of toll is an impediment to the integration of New Gurugram with the rest of Gurugram.** While the authorities and the government have promised to remove the toll, the date has seen repeated extensions.

Link of NPR at NH-8 intersection: Though the master plan shows link of the NPR to the national highway at the Kherki Daula intersection, this is yet to happen on the ground, as there has been a stay from the Delhi high court on the road allowing bypass of the toll plaza. Opening this road will provide a significant improvement to toll-free connectivity of New Gurugram sectors located north of NH-8.

Completion, improvement of sector roads: Owing to land acquisition issues, some sector roads are yet to be completed, while a few suffer from bottlenecks. However, the profile of the location will improve significantly with the proper completion of sector roads as they are the key to last-mile connectivity.

OPPORTUNITIES AND GROWTH PROSPECTS

Developers also seem to be bullish on the current opportunities and prospects of the region.

Sanjeev Pathak, SVP (Sales) of DLF, says: "New Gurugram has emerged as a preferred choice in the Delhi NCR for buyers over the last few years. The area is strategically located between Manesar, Gurugram, and Delhi with direct connectivity to NH-8. The spate of recent infrastructural developments in the area like SPR, Kundli-Manesar-Palwal Expressway, and Dwarka Expressway, once completed, will bolster connectivity. With significant settlement even today, the occupancy rates in the zone are expected to increase rapidly with the new infrastructural developments."

"New Gurugram area is going to be next big residential hub in the NCR with several projects — ready-to-move-in as well as those under construction — dotting the area. Thousands of families are already enjoying a hassle-free living with modern infrastructure, amenities, retail shopping, and signal-free drive," **Anupam Varshney**, head of sales and marketing at Vatika Ltd, said.

"Driven by good connectivity and assured future growth prospects, New Gurugram is set to emerge as a diversified residential and commercial hub. This location has now become the new real estate growth corridor of the NCR region owing to excellent connectivity," **Ashish Sarin**, CEO of AlphaCorp, said.



— Mamta Sinha