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**T**he city of Gurugram and surrounding areas have always been an attractive market for Delhi-NCR's real estate development. With residential develop-

ment reaching its saturation point within the city, locations such as Sohna are emerging as alternate destinations for residential real estate options. There are several advantages to Sohna.

The region is easily accessible from the key cities of NCR via an existing grid of roads - NH-248A, KMP Expressway, Southern Peripheral Road (SPR) and Northern Peripheral Road (NPR). Gurugram railway station is the nearest to Sohna, at a distance of approx. 28 km., the Indira Gandhi International Airport (IGI) is approx. 40 km away, and HUDA city centre is the nearest existing metro station, located 26 km from Sohna. "The Gurgaon Manesar Urban Complex Master Plan 2031 has proposed a new metro route that will pass through Golf Course Extension and SPR until Manesar," informs Santhosh Kumar, vice chairman, Anarock Property Consultants.

The robust growth of the region's office segment coupled with sustained infrastructure development, constantly improving connectivity to Delhi as well as expansion of civic amenities are creating a conducive environment for investors looking to invest here. "Apart from proximity to various business centres and industrial clusters in Gurugram, the region boasts the presence of hotel chains," says Shalin Raina, director, residential services India, CBRE South Asia, adding, "Once considered a tourist destination, Sohna is now witnessing demand from investors and end-users who recognise the future growth potential of the area."

The area also boasts of sound social infrastructure. "There are plenty of operational malls, such as Omaxe, Raheja Mall, Good Earth City Centre and Celebration Mall. Also key civic amenities like hospitals, schools and hotels are in place," updates Gaurav Pandey, business head north region, Godrej Properties Ltd. Improved connectivity, affordability of land and upcoming major infrastructure developments is boosting demand for real estate market in peripheral areas of Gurugram. Sohna's real estate market is led by affordable and mid-segment housing.

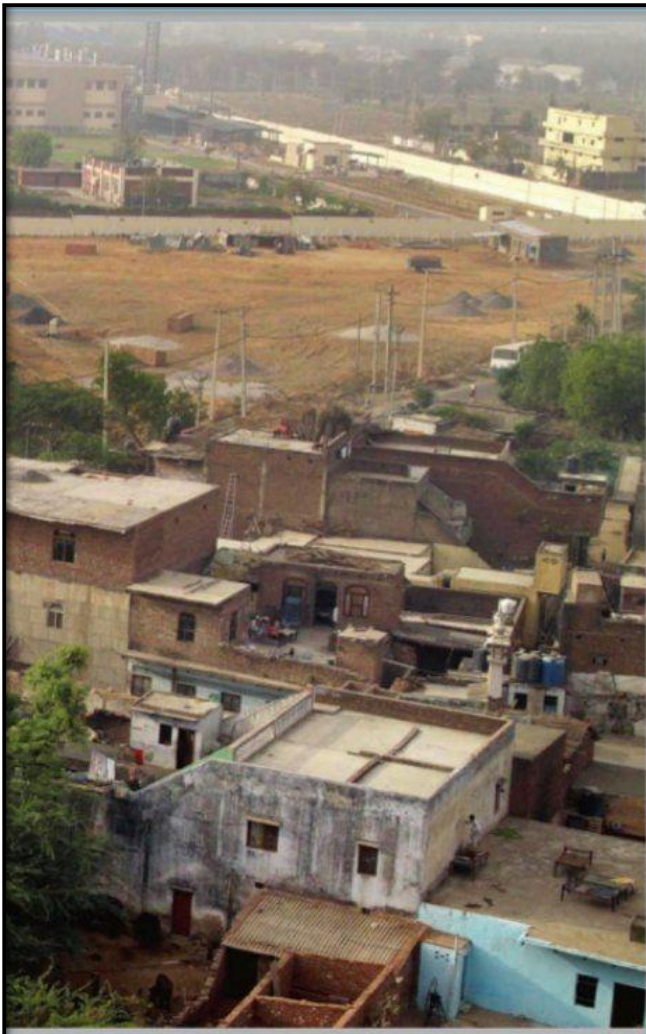
As per PN.Misra, the ex-bureaucrat and presently the CMD of Paarth Infrabuild, makes a point that Sohna Road was already a super attractive destination over the years and with affordability becoming a vital factor there, Sohna is fast becoming a better alternative for affordable housing. According to Kumar, "With massive demand from end-users in the low and mid-income groups, the region has attracted several developers including Ashiana

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## AN EMERGING REALTY HOTSPOT

*Located towards the southern part of Gurugram, Sohna is evolving as a key real estate destination for the working population of the millennium city and surrounding regions*



Housing, Raheja, ILD, Ireo, Supertech, Tata Housing and many more. As Sohna is in a nascent stage of development, most of the projects are in the under-construction stage and likely to be delivered within one to four years,” adds Kumar.

Also, Vineet Taing, president, Vatika Business Centre, is of the view that Sohna is one of the forthcoming destinations for commercial real estate especially serviced office spaces, co-working spaces, and virtual offices catering to the need of today's work culture.

As R.K. Arora, chairman, Supertech Limited asserts, “With the growing emphasis on affordable housing under the government's 'housing for all by 2022' scheme, the region will further provide impetus to the development of this region.”

Going forward, as Gurugram's corporate landscape continues to grow, Sohna will emerge as a key destination for housing development.

## CONNECTIVITY & PHYSICAL INFRASTRUCTURE

**Sohna is easily accessible from the key cities of NCR via an existing grid of roads:**

- **NH-248A:** A four-lane road that connects Sohna to Gurugram via Sohna Road in the North, extending up to Alwar in the South. It also touches the Kundli-Manesar-Palwal (KMP) Expressway and NH-8 (now known as NH-48).
- **Expressway:** Sohna is located close (approx. 6-8 km) to the 135-km KMP Expressway that starts from Kundli (Sonepat) and connects Palwal (Faridabad) via Manesar (Gurugram). However, this expressway is still under development and only partially operational between Manesar and Palwal.
- **Southern Peripheral Road (SPR):** Soon to be completed, this 16-km long road provides seamless connectivity between Golf Course Road, Golf Course Extension Road and NH-8. This enhanced connectivity will benefit Sohna by interlinking NH-248A to these roads.
- **Northern Peripheral Road (NPR):** Also known as Dwarka Expressway, this 28 km 8-lane highway connects Dwarka in Delhi to Kherki Daula in Gurugram. Due to land acquisition issues and several litigations, the development of this road has been delayed significantly and missed several deadlines. In June 2016, the project was acquired by National Highway Authority of India (NHAI) and renamed as NH 248-BB. Also, the authority has included the proposed Central Peripheral Road (CPR) along with the expressway, which will eventually connect Northern Peripheral Road to Southern Peripheral Road.
- **Rail:** Gurugram railway station is the nearest to Sohna, at a distance of approx. 28 km.
- **Airport:** Indira Gandhi International Airport (IGI) is approx. 40 km from Sohna.
- **Metro rail:** HUDA city centre is the nearest existing metro station, located 26 km from Sohna. The Gurgaon Manesar Urban Complex Master Plan 2031 has proposed a new metro route that will pass through Golf Course Extension and SPR until Manesar.

*(Source: Anarock Property Consultants)*