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HINDON ELEVATED ROAD POISED FOR GROWTH

This newly inaugurated road has become operational and brought the cluster of advantages for Ghaziabad, specifically Rajnagar Extension, which is the origin point of the elevated road



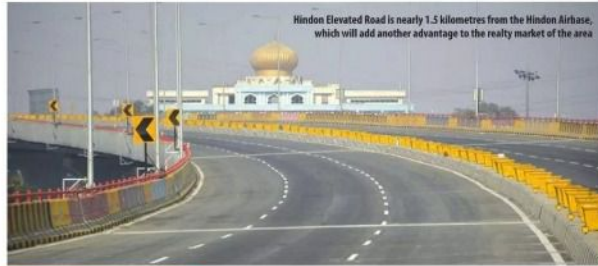
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It has been widely accepted that infrastructure and connectivity play a major role in the upliftment of any region. The current government has been very active on the infrastructural front. Setting in motion the wheel of massive infra development, the opening of the newly inaugurated Hindon Elevated Road has given a big boost to the Ghaziabad real estate market. Rajnagar Extension, which is the origin point of the elevated road, directly links Delhi with a travel time of 10-15 minutes only. The six-laned Hindon Elevated Road is primarily meant to improve connectivity, but only about 10.3 kilometres of the road, which will be 18 kilometres long, have so far been laid. Larger commercial vehicles will not be permitted to ply on it, which will be a blessing for commuters.

Realty experts are of the view that the elevated road will significantly improve the commuting time and quality between Delhi and Ghaziabad, and also act as a bypass road for improved connectivity from NH-24 to Rajnagar Extension and to areas including Meerut and Hapur. "Now from Delhi, Rajnagar Extension is only as far as Indrapuram or Siddhartha Vihar in Ghaziabad," informs Gaurav Gupta, general secretary, CREDAI-Ghaziabad & director, SG Estates. Also points out Manoj Gaur, vice president CREDAI-National & MD, Gaur Group, "The more you bring regions close to each other, the better demand distribution you will see and this project is sure to prove it again." A region which might have been earlier 30 minutes' drive from Delhi is now only 10 minutes away. "Anyone can now imagine the surge in demand for a region like Rajna-

Manoj Gaur, vice president CREDAI-National & MD, Gaur Group, "The more you bring regions close to each other, the better demand distribution you will see and this project is sure to prove it again." A region which might have been earlier 30 minutes' drive from Delhi is now only 10 minutes away. "Anyone can now imagine the surge in demand for a region like Rajnagar Extension, which is relatively new on the realty map of the NCR, post the elevated road becoming operational," adds Gaur.



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Deepak Kapoor, president CREDAI-Western U.P. & director, Gulshan Homz, is of the view that the elevated road has been designed keeping in mind the transit-oriented development (TOD) model of development and one can say that the work on making Ghaziabad a future smart city is already on its way. "The speed at which this project has been completed is very remarkable. This will not only ensure renewed interests in the region but also open further avenues of developments," says Kapoor.

This new corridor is nearly 15 kilometres from the Hindon Airbase, which will add another advantage to the realty market of the area. "Currently, a plan is underway to operate regional commercial flights from the Hindon Airbase with an aim to decongest the Delhi airport," updates Vivek Dahiya, managing director - North India, Cushman & Wakefield. Besides, the Hindon Elevated Road will be provided with high-tech security measures such as CCTV cameras at regular intervals as well as speed trap monitors to curtail over-speeding and thereby improve safety for commuters.

The 10.3-km elevated road

from Rajnagar Extension to UP Gate, which further connects Barapullah Road in Delhi, has already started grabbing the attention of one and all. "To further ease the traffic congestion in the already dense Rajnagar Extension, the Ghaziabad Development Authority is also planning an 8-km alternative route for vehicular movement between Hindon Elevated Road and Delhi-Meerut Road," adds Dahiya. Besides reducing the traffic congestion of the region, Manu Garg, president, CREDAI-Ghaziabad is of the view that it also helps people choose from a wider variety of options for residential purposes which they might have ignored earlier because of longer commutation durations.

According to Manoj Goyal, CMD, KIPPMG Group this new road network has not only improved the connectivity of Rajnagar Extension, but also injected new life into the property market of the surrounded suburb. "The travelling time from Ghaziabad to Delhi border will be cut to 15 minutes," emphasises Goyal. Rajnagar Extension, besides emerging as a veritable satellite city to Delhi, is also providing excellent affordable options for middle-class home buyers. "The project is not only changing the landscape of the area, but is also acting as a catalyst to the fulfilment of housing

demand in the country, especially for affordable houses," says Yash Miglani, managing director, Migsun.

In the last few days, realtors operating in and around Rajnagar Extension have received significant enquiries from their prospective buyers. "We have registered an increase of more than 20 per cent of customers' enquiry for our residential project 'KW Shrishti' at Rajnagar Extension, and our sales team is constantly engaged in providing best deals to the home seekers," says Pankaj Kumar Jain, managing director, Ew Group. The group has also started receiving enquiries from customers living in Meerut for their project as the work on Delhi-Meerut expressway is also in full swing and it will directly link Raj Nagar Extension to Meerut reducing the travel time in a remarkable way. "The location of Raj Nagar Extension already enjoys several other benefits like upcoming metro connectivity via Dilshad Garden- New Bus Station Metro line," further informs Jain. As per Zulker Nain, GM-engineering, Rudrabhishek Enterprises Ltd. (REPL), the property prices in Rajnagar Extension have increased about ₹100-200 per sq.ft.

In short, we can say that the elevated road is poised for growth and has a lot of potentials to offer in the long term.