

Sohna: The South of Gurgaon

After South Delhi and South Mumbai...South of Gurgaon could be the next big thing for developers and homebuyers alike in so far as investment in realty goes. Read on to know more...

RAKESH MALIK2
@timesgroup.com



FASTFACT

AFTER CREATING OPPORTUNITIES AT THE DWARKA EXPRESSWAY AND NEW GURGAON, THE GOVERNMENT AND THE DEVELOPERS ARE NOW FOCUSING AT SOHNA TO MAKE IT THE NEXT REALTY HUB

The love for south of any city and the fascination for living south part of the city doesn't seem to end. After South Delhi and South Gurgaon riding high on the real estate boom, now its turn for the south of Gurgaon. Sohna-South of Gurgaon is now being seen as the next realty destination of Gurgaon.

After creating real estate opportunities at the Dwarka Expressway and New Gurgaon, the government and the developers are now focusing at Sohna to make it the next realty hub. Being developed as part of the Master Plan-2031 of Sohna, the area is all set to witness a manifold growth in the years to come.

South of Gurgaon boasts of natural beauty being amidst the serene Aravalli

hills with already developed basic infrastructure. The area has functional educational institutions, hospitals and retail outlets and other facilities, within short drivable distance.

The main advantage of area is its location as it is away from the hustle bustle of the main Gurgaon city while being just 20 minutes' drive from main commercial hubs like Cyber City and Golf Course Road and shopping malls of Gurgaon. As the region is near to the Centre of Gurgaon, it is easily accessible from Sohna Road, IGI Airport, Golf Course Road, Delhi and other regions. With the introduction of new road planned in the master plan from Sector-63A, Sohna can be approached bypassing Gurgaon completely.

With development on fast track, a slew of group-housing projects, townships, plotted developments, and luxury projects

have been announced by leading developers like Supertech Limited, Ashiana Homes, Ashiana Housing, Central Park, Eldeco, ILD, CHD Developers, Silverglades, MKS Ventures, Gold Souk and Nirma Developers, etc. for this area.

Amarjit Bakshi, MD, Central Park, says, "In the last couple of years, Sohna has seen a lot of infrastructure development. A number of residential projects have come up here and some residential projects scheduled for completion in next 3-4 years. Amidst promising improvements on key parameters of livability index, the region is set to come up as an urban centre."

Talking about South of Gurgaon area Mohit Arora, managing director, Supertech, says, "South of Gurgaon is just a few minutes' drive from the main Gurgaon City which has become highly expensive for the middle class. It is a very good op-

tion for salaried people who wish to stay or near to Gurgaon as the region offers properties in almost half the price compared to Gurgaon. People don't mind if they have to travel a few minutes more and stay at an affordable place within their price bracket. It is a beautiful soothing place set amidst the green Aravallis with a location value attached to it. It is very important to develop newer regions and make it worth living."

Talking about the area further and sharing his views, Rohit Raj Modi, president, CREDAI NCR and director, Ashiana Homes, shares, "Apart from locational advantage, the best part about Sohna is that the basic infrastructure is in place. In many new areas being developed we have seen that the biggest problem is of the right of way and in this case the right of way exists. Yes, once the development

or near to Gurgaon as the region offers properties in almost half the price compared to Gurgaon. It is a beautiful, soothing place set amidst the green Aravallis with a location value attached to it. It is very important to develop newer regions and make it worth living. The future of this region is bright as it is in close proximity to the upcoming DMIC and KMP Expressway which will further boost the road connectivity of this region."

The area is fast becoming one of the economically sensible realty destinations of NCR as the property prices are as low as half of the prevailing prices in the Centre of Gurgaon. The region offers various affordable housing projects at a starting price of ₹4,500 per sq ft. The current rate is much less as compared to ₹6,000-₹8000 per sq ft that is prevalent on Sohna Road, ₹8,000-₹10,000 per sq ft on Golf Course Extension Road and ₹12,000-₹25,000 on Golf Course Road.

Elucidating on it further, Anubhav Jain, director, Silverglades Group, says, "We intend to educate the homebuyers about the benefits and affordability of the region. The future of this region is bright as it is in close proximity to the upcoming 1,483-km-long Delhi Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) Expressway, which will further boost the road connectivity of this region making commutation easier for the inhabitants. This area will offer houses in a price bracket ₹50 lakh onwards and going up to ₹1 crore and above."

Licences have already been issued to build over 70,000 houses on 700 acres of acquired land.

FUTURE GROWTH

Salman Akabar, director, ILD, shares, "As we are all calling this area as habitable and an affordable region within reach from the Millennium City, it primarily because of the fact that the houses being offered here are in the mid segment. The regular working population in the city can afford to buy a house between the price range of ₹50 to ₹60 lakh, but those options are not available in Gurgaon anymore. This will help many fulfill the dream of buying a home. It is primarily because of the higher FAR that the density will be higher and this will help in offering affordable options."

On the concluding note, Navin Raheja, chairman and managing director (CMD), Raheja Developers Limited, points out, "Sohna is emerging as a prime residential destination for end-users and is currently witnessing healthy demand. The availability of land parcels for further development and rapid commercial growth in the area have been the main factors that led to the growth of residential real estate along this stretch. Owing to its easy accessibility from National Highway-8, the Delhi Airport, the Golf Course Extension Road and other regions within the NCR, a number of infrastructure and real estate projects are being planned along the road till Sohna."

REAL BOOST

- Gurgaon's southern location - Sohna rises steadily on the livability index thanks to its location and vicinity
- A recent report by Cushman & Wakefield, which was commissioned by CREDAI, highlights the attractiveness of the locality to investors
- The report evaluates key parameters like current and potential connectivity to other locations, health and education facilities, location's proximity to hubs of business growth among others
- Being developed as part of the Master Plan-2031 of Sohna, the area is all set to witness a manifold growth in the years to come

starts other infrastructure will also be will also be created. To fasten up development in the area and take care of the accusation issues which often stall development process, the government has worked up transfer of development rights (TDR) for creation of roads in the area. This will help expedite the completion of projects."

Sunil Totlani, director, MKS Ventures, shares similar views about South of Gurgaon. "South of Gurgaon is just a few minutes' drive from the main Gurgaon City which is highly expensive for the middle class. South of Gurgaon is a very good option for salaried people who wish to stay in



VINOD KUMAR