



NOIDA EXPRESSWAY

Noida Expressway has emerged as a growth corridor with world-class projects and improved connectivity

offers healthy scope of ROI

investors eye Noida Expressway as their potential destination for property purchase," adds Nagar.

The major reason for the growth of realty market on Noida Expressway, so far, has been healthy demand and supply of residential projects. In addition to these factors, the future of this location is supported by developing social and

expressway is witnessing a number of mall projects. Moreover, the proposal of night safari by Noida Authority also hints towards the growth of recreational areas in the nature's lap.

In terms of physical infrastructure, Noida Expressway stands out in comparison to other 'newly-developing' suburbs of Delhi-NCR. While the expressway itself boasts of an international quality development, the presence of gated communities fills the gaps of insufficient civic amenities such as electricity and water by offering 24-hour backups. The only lag the expressway stills faces is the quality of internal roads, which need to be widened and smoothened for better user experience.

OFFERING HIGH RETURNS
THE PROPERTIES LOCATED ON NOIDA EXPRESSWAY HAVE SUCCESSFULLY PROVIDED HEALTHY RETURN ON INVESTMENTS IN THE LONG-TERM

physical infrastructure, improving connectivity and growing job opportunities.

DEVELOPMENT OF SOCIAL AND PHYSICAL INFRASTRUCTURE

With several projects delivered and many others slated for possession by the end of 2014, thousands of people already reside on Noida Expressway. Their living is supported by a well-defined layout of social infrastructural elements such as educational institutions, healthcare facilities and entertainment precincts. Along with several schools, colleges and hospitals, the

CONNECTIVITY

While the location in itself is a transport corridor, its subsequent connectivity by the proposed metro is likely to benefit both end-users and investors. The metro is proposed to connect sectors such as 137, 143 and 144 along the expressway after being extended from the present Noida City Centre metro station up to Greater Noida.

Another major project which is expected to impact Noida

Expressway's connectivity positively is the development of the Faridabad-Noida-Ghaziabad (FNG) Highway. It is expected to intersect with Noida Expressway near Sector-142 and 168. The completion of this project in the coming one to two years is anticipated to push property values up considerably.

Presently, Noida Expressway is most conveniently approachable from south Delhi via the Delhi-Noida-Delhi (DND) Highway and from east Delhi and Ghaziabad via Ghaziipur Road. Both metro and the FNG corridor would boost Noida's connectivity to all parts of Delhi-NCR.

GROWING JOB OPPORTUNITIES

Development of Noida Expressway has not only triggered housing demand but also demand for commercial spaces. Lower rents in comparison to Gurgaon and improving connectivity makes Noida Expressway a lucrative option for office spaces of MNCs and corporate. With many such business houses considering the expressway as a prospective office destination, the housing demand is expected to go up manifold in the future. This will have a direct impact on property values.

Abhay Kumar, chairman and managing director, Griha Pravesh Buildteck Pvt Ltd, says, "The advent of IT industry and MNCs on Noida Expressway has already shifted the mid-income housing demand to high-end housing. Growing job opportunities will only strengthen the trend."

Given such favorable factors supporting the growth of real estate, Noida Expressway seems to have a bright future ahead. Despite making healthy returns in the past, investors can still hope for considerable capital appreciation. However, the key is to make a safe investment which could be ensured by zeroing in on reputed developers.

—Mridul Goyal

"Given the low property rates, Noida Expressway emerged as an end-user destination. However, with several semi-luxury, mid-luxury and commercial projects coming up in the due course of time, the location has created immense potential for investors as well. Today, both end-users and

