

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

ver since the evoluof Noida tion Expressway, the real estate market here has only up-trending. PK Kallasa Babu, a government employee, bought a 3-BHK apartment in Sector-82 a decade ago. At that time, the apartment cost him a mere ₹ 20 lakh. Today, he happily resides in that apartment with his family and boasts of owning a property worth Rs 90 lakh in one of the most prime areas along the There expressway. thousands of investors like him, who have made huge profits by investing in this goldmine on time.

Noida Expressway has successfully provided healthy returns on investments in the long-term. Nagar. director. Paras Bulldtech, says, The expressway was ideally planned to provide seamless connectivity between Delhi and Greater Nolda. However, the 24-km stretch not only eased travelling but also triggered a wave of real estate development on both sides. The location has seen a healthy price movement since then. When the expressway was proposed, the property values hovered around ₹ 1,500 per sq ft. Today, the average values anywhere between 5,000-7,000 per sq ft. depending on sector."

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

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. 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-thated layout of social infrastructural elements such as educational institutions, healthcare facilities and entertailment precincts. Along with several schools, colleges and hospi-

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-Ghazlabad (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 Ghazipur Road. Both metro and the FNG corridor would boost Noida's connectivity to all parts of Delhi-NCR.

GROWING JOB OPPORTU-NITIES

Development of Noida Expressway has not only triggered housing demand but also demand for commercial spaces, Lower rents in comparison to Gurgaon and improving con-nectivity makes Noida nectivity makes Expressway a lucrative option for office spaces of MNCs and corporate. With many such business houses considering the expressway as a prospective office desthe 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 midincome housing demand to high-end housing. Growing ob opportunities will only strengthen the trend."

Given such lavorable lactors supporting the growth Noida real estate. 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 devel-

-Mridul Goyal

