With the Punjab and Haryana High Court vacating its stay on construction along a 2.5km stretch of the 18km-long Northern Peripheral Road (NPR), the expressway will soon be a reality. In this backdrop, the report delves into aspects such as the growth factors, infra-upgrades and the supply-demand side along the expressway.
Real Estate Overview: Dwarka Expressway, Gurgaon

Executive Summary

Dwarka Expressway was proposed in Gurgaon-Manesar Master Plan-2021, from Dwarka in Delhi to Palam Vihar in Gurgaon. As per the plan, this 150m proposed Expressway would pass through the sectors of Dwarka Expressway from 102 to 106, 109 to 113 and land allotted for SEZ adjacent to Sector 99 and 100 in Gurgaon. Connecting Dwarka with the NH 8, Dwarka Expressway will truly bring Delhi and Gurgaon closer.

Due to the emergence of an increasing number of MNCs operating out of Gurgaon along with the limited availability of mid-segment residences in Gurgaon and Delhi, the expressway has evolved as a smart alternative for both investors and end users. The connectivity quotient has further resulted in the development of many sectors around the expressway, especially residential and commercial. To further enhance the connectivity of the region, there are several proposals in the pipeline.

Dwarka Expressway is poised for stupendous growth, with the best names in the realty industry already having launched ultra-luxury, luxury and mid-segment projects here. However, the ‘real (ty)’ future of Dwarka Expressway depends on the liveability conditions of the region, which includes Dwarka Expressway project and other physical and social infrastructure such as roads, schools, hospitals, convenient shopping etc., else there is chance of “price bubble burst” in future.

The state government should also focus on affordable housing blocks in the area as it can reduce population pressure in the cities and would promote well-planned urban settlements. For this, certain innovative policy decisions should be made to attract investment in this region considering many industrial belts are coming up around it.

In the following report, GIS-based tools have been used to analyse the proprietary data of CommonFloor. (For the analysis, the data is considered from 2008 to 2015). The report delves into aspects such as the growth factors, infra-upgrades and the supply-demand side of the market. For better understanding, we have divided the expressway into three parts:-

1. Dwarka Expressway 1: Gurgaon side
2. Dwarka Expressway 2: Central
3. Dwarka Expressway 3: Delhi side
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Real Estate Overview: *Dwarka Expressway*, Gurgaon

**Introduction**

Realty developments along Dwarka Expressway have emerged as one of the most sought-after asset classes in the NCR. Commissioned in the year 2007, the Dwarka Expressway (Northern Peripheral Road) is an 18-km stretch of road that will connect Dwarka Phase II and Palam Vihar to National Highway 8 near Kherki Dhaula and pass Pataudi Road. The expressway is an eight-lane 150-metre wide motorway that will considerably decongest the current traffic flow along the Delhi-Gurgaon Expressway. Touted as one of the most highly lucrative projects taken up by the Haryana Urban Development Authority (HUDA), it is scheduled to be complete by 2017-18.

According to Gurgaon’s new Master Plan, 2031, the proposed expressway will reach Delhi near Dwarka Phase II, where the second diplomatic enclave is being developed, and connect the current Metro corridor running parallel to the road. Once the project is completed, the region will become one of the premier real estate zones in New Gurgaon.

While the expressway has faced several roadblocks since its inception, the Punjab and Haryana High Court recently cleared the biggest hurdle. The court vacated its stay on construction along a 2.5km stretch of the 18km-long Northern Peripheral Road (NPR) or Dwarka Expressway, connecting Dwarka with National Highway 8, which was stuck in litigation as property owners along the proposed thoroughfare demanded a fitting resettlement plan.

At present, there are four-access point to Dwarka expressway:-

1. From Sector 21 Dwarka (Delhi) to Sector 111 Dwarka Expressway via Bajghera Village.
2. From Shankar Chowk Gurgaon to Sector 111 via New Palam Vihar Village.
3. From Rajiv Chowk Gurgaon to Sector 104 via Daulatabad Flyover.

**Need for Dwarka Expressway**

At present, there exists only two roads connecting Delhi and Gurgaon, namely MG Road and NH-8. Clearly not enough to tackle the heavily increasing traffic of daily commuters between Delhi and Gurgaon. Thus, in order to develop an alternate link between Delhi and Gurgaon, the expressway is by the best brains in the real estate through years of research and planning to connect with the NH-8 bringing the two cities closer. Alongside, the expressway also bridges the gap between about 16 new residential sectors with a development potential. This will bring about a new channel of business and commerce between Gurgaon and Delhi. Last but certainly not the least, the expressway would be the shortest route to the IGI airport and the Millennium City.
Real Estate Overview: *Dwarka Expressway*, Gurgaon

The expressway will become a key lifeline infrastructure unlocking dormant residential spaces that will bridge Delhi and Gurgaon. Thus, one can expect a good number of housing units catering to both the capital city and Gurgaon.

**History of Expressway’s Development**

The disputes and litigations have caused delay in the commencement of work on the last four kilometres stretch connecting the expressway with the NH-8. Here is a timeline depicting major events that have unfolded over a course of last three years.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>30th Sept, 2013</td>
<td>HUDA announced the Rehabilitation Policy. As per which, people were offered alternative plots in the Sectors 110A and 37C (along the 145 acres acquired by the Authority).</td>
</tr>
<tr>
<td>2013</td>
<td>New Palam Vihar residents demanded for the re-alignment of the expressway to save their houses. Following which, HUDA Administrator along with the senior officials of HUDA and Town and Country Planning Departments instructed for a fresh survey.</td>
</tr>
<tr>
<td>14th Jan, 2015</td>
<td>Punjab and Haryana High Court directed HUDA to work out on the eligibility of each petitioner at New Palam Vihar (falling along the last four kilometres of the expressway) in accordance with the Rehabilitation and Resettlement Policy of 2010 offered by the state government.</td>
</tr>
<tr>
<td>3rd July, 2015</td>
<td>Punjab and Haryana High Court dismissed the last bunch of the pending writ petitions concerning the over-delayed Northern Peripheral Road (NPR) or Gurgaon-Dwarka Expressway, thus paving way for the expeditious construction of the road that provides a major alternative access between Delhi and Gurgaon.</td>
</tr>
</tbody>
</table>

**Major Factors Fuelling Real Estate Activities**

With all the major roadblocks cleared, the construction work is expected to resume by mid of 2016. The Punjab and Haryana High Court has cleared a roadblock stalling construction of the Dwarka Expressway, a link road cutting through residential blocks that was sanctioned nine years ago to decongest the snarl-plagued Gurgaon Expressway.
Real Estate Overview: **Dwarka Expressway**, Gurgaon

**Major factors catalyses the realty growth along the expressway are:**

- Reduced distance and travel time between Gurgaon and the Indira Gandhi International Airport in Delhi.
- The expressway will ease traffic congestion along with opening up new residential space for both end-users and investors.
- Withdrawal of the toll on travel between Gurgaon and Delhi will be a big positive for daily commuters from Delhi who are stuck at NH-8 toll plaza.
- Increased land values due to proximity to Delhi Aerocity and the upcoming Diplomatic Enclave housing residences of Diplomats in line with Chanakyapuri.
- The expressway will have a good mix of residential, commercial and industrial sectors ensuring robust social and physical infrastructure.
- Brings new Diplomatic Enclave as well as AIIMS – 2 closer to Gurgaon.
- Last but certainly not the least, the proposed metro rail connectivity to the expressway adds to the imminent infrastructure of this region.

### #DidYouKnow

"IGI Airport is a mere 2.5km away from Dwarka Expressway"

---

**Master Plan Development**

Dwarka Expressway was proposed in Master Plan-2021 from Dwarka in Delhi to Palam Vihar in Gurgaon. This 150m proposed Expressway is passing through the sector of Dwarka Expressway from 102 to 106, 109 to 113 and land allotted for SEZ adjacent to Sector 99 and 100 in Gurgaon.

With this proposed development, these sectors are going to connect with other parts of Gurgaon and Delhi and in future, there is a chance for developing Work Centre’s in SEZ allocated region. As well in the Master Plan commercial belt is proposed along the Dwarka Expressway in the sectors of 105, 106, 109, 110, 110A, 111, 112 and 113 partially and 114 sector completely. Sectors 100, 101 and 107 are designated for proposed development of public utilities. The prices in the locality has started increasing in 2007, after the Master Plan-2021 was notified.

The extension of Expressway from Palam Vihar to NH8 is done in Master Plan-2025. This extension boosted real estate development in Dwarka Expressway region but majorly in New Gurgaon.

Master Plan-2031 was released after 2200 acre of SEZ land was converted for residential and commercial uses. The seven new additional sectors are 95A, 95B, 89A, 89B, 88A, 88B in New Gurgaon and 99A in Dwarka Expressway region. In these sectors 95A, 95B and 99A are purely residential, 88A, 88B and 99A are residential with commercial stretch and 89B is allotted for Transport and Communication.

---

**Future infrastructure proposals**

**Bus Rapid Transit (BRT) Corridor**

In the initial plan at several sections, the proposed expressway had provisions for the Bus Rapid Transit (BRT) corridor to ensure smooth flow of buses planned to be developed in March 2017, as the pending litigations are resolved. But its current status and future of the project is unknown.

**Expansion of Rapid Metro Rail, Gurgaon**

Rapid Metro Rail Gurgaon Limited is a metro system in Gurgaon, Haryana, linked with the Delhi Metro system's Yellow Line at Sikandarpur. There are proposals for a North Extension to Gurgaon Railway Station. This line would benefit both old and new Gurgaon. The further expansion of rapid metro will be done in a well-planned manner which will be bifurcated or developed into a various corridors such Sohna road, Dwarka expressway, Gurgaon-Faridabad Road, Pataudi road, Farrukhnagar, Southern Peripheral Road, Basai chowk, Sector along Dwarka expressway, Manesar etc.

**Proposed Sewage Treatment Plant**

Two new sewage treatment plants are proposed at Sector 104 and Berhampur village with the capacities of 100 and 120 MLD respectively.
Land use distribution along the Dwarka Expressway (Master Plan 2021)

[Source: Real Insights @ Commonfloor.com]
Real Estate Overview: *Dwarka Expressway*, Gurgaon

Real Estate Analysis

Realising the immense potential that the stretch holds, the real estate industry has identified Dwarka Expressway as one of the top realty destinations among the other clusters in the National Capital Region.

**Map 2 Division of the Dwarka Expressway into three segments**

*Source: Real Insights @ Commonfloor.com*

For better understanding of our readers, we have divided Dwarka Expressway into three parts:

- Dwarka Expressway 1: Gurgaon-Side
- Dwarka Expressway 2: Central
- Dwarka Expressway 3: Delhi-Side

#DidYouKnow

"Paying Toll will become a thing of past? Commuters between Delhi and Gurgaon will no more have to pay toll as the toll plaza will be moved beyond Manesar shortly."
Distribution based on Typology

- CommonFloor research clearly indicates that nearly 96 per cent of the total supply in the market along Dwarka Expressway comprises of multi-storey apartments.
- It is interesting to note that, while Delhi side of the expressway is primarily dominated by apartment units, in central stretch and towards Gurgaon side of the expressway, one can also find few villas and row houses, layouts and plots and independent houses in Dwarka Expressway.

![Figure 1 Market segmentation based on project launches: Dwarka Expressway](Source: Real Insights @ Commonfloor.com)

![Map 3 Distribution of Property typology along Dwarka Expressway](Source: Real Insights @ Commonfloor.com)
Supply along Dwarka Expressway

A total of about 40,000 units were launched between 2008 and 2015.

Figure 2 Residential supply in sector along Dwarka Expressway

[Source: Real Insights @ Commonfloor.com]

Maximum supply was skewed towards Gurgaon side (55 per cent), followed by central stretch (32 per cent) and Delhi side (13 per cent) of the expressway. This can be attributed to the fact that the first stretch is already constructed.

In Stretch 1 (Gurgaon side), maximum supply was skewed towards Sector 103 (32 per cent), closely followed by Sector 104 (27 per cent) and 102 (22 per cent). All the three sectors are primarily residential and has projects by realty majors such as Emaar MGF Land Limited, BPTP Limited, Indiabulls Real Estate Ltd, to name a few.

It is interesting to note that these three sectors (102, 103 and 104) along the Gurgaon side of the expressway still tops the ladder in terms of supply. (As per 2013-2014 data)

In Central stretch of the expressway, Sector 107 is the showstopper with 29 per cent, followed by Sector 108 and 109 with 25 and 23 per cent respectively.

Analysing the supply data of last two years, Sector 107 and 109 have still clocked first two slots; however, Sector 105 secured the third slot.

Towards Delhi side of the expressway, with 42 per cent Sector 112 tops the ladder, followed by 111 with 32 per cent.

From Table 1, it is quite evident that major real estate activity started post 2010. With construction work at full swing, maximum units were launched in the year 2011. However, due to several legal issues, the number of unit supply consistently decreased.
Real Estate Overview: *Dwarka Expressway*, Gurgaon

**Figure 3** Distribution according to Expected year of completion*

*As quoted by developers

Analysing the Gurgaon side of the expressway, it is quite evident that maximum units are slated for completion in the year 2018-19 (61 per cent), followed by 2016-17 (58 per cent) and 2014-15 (46 per cent).

Along the central part of the expressway, maximum units will be delivered by 2018-19 (39 per cent), followed by 2014-15 (35 per cent) and 2016-17 (29 per cent). While towards Delhi side, maximum units are slated for completion in the year 2014-15 (19 per cent), followed by 2016-17 (13 per cent).

If we were to go by CommonFloor proprietary data, about 32,500 units will hit the market in the next two to three years.

**Price Trends**

Due to several roadblocks, supply along the expressway have decreased. However, the prices are appreciating at consistent pace. As per CommonFloor data, in June 2014, the average price for apartments stood at Rs 5,915 per sq. ft., which have risen to Rs 6,200 in June 2015, clearly indicating an appreciation of 5 per cent.

From Figure 4, we can deduce that prices of standard 2 and 3BHK units are almost at par in first two stretches. However, the last stretch, i.e. towards Delhi, prices are little towards higher side. For instance, average price for a standard 2BHK units in Dwarka Expressway the first stretch is Rs 5,545 per sq. ft., while in the last stretch, the average price is Rs 7,720 per sq. ft. This is due to the proximity to Delhi.
Real Estate Overview: Dwarka Expressway, Gurgaon

Figure 4 Price trends according to unit configurations along Dwarka Expressway

[Source: Real Insights @ Commonfloor.com]

BHK Configuration Trends

⇒ In all the three stretches along the Expressway, average sizes of different BHK configurations are more or less similar.
⇒ However, while looking at the variations in the built-up areas of different BHK configurations (Figure 5), Dwarka Expressway gives an advantage to homebuyers in terms of space when compared to some parts of Delhi.

Figure 5 Size trends for different unit configurations along Dwarka Expressway

[Source: Real Insights @ Commonfloor.com]
Map 4 Distribution of unit configurations along Dwarka Expressway

[Source: Real Insights @ Commonfloor.com]

Figure 6 Market segmentation based on prices along Dwarka Expressway

[Source: Real Insights @ Commonfloor.com]
From Figure 6, it is evident that ultra-luxury projects rule the roost in terms of market segmentation in all three stretches.

In Gurgaon side, about 50 per cent projects launched had ultra-luxury units, followed by luxury with 33 per cent. Affordable and mid-segment properties just occupied a miniscule share of the market.

In central stretch, about 53 per cent projects launched had ultra-luxury units, followed by luxury units with 28 per cent.

Towards Delhi-side as well, luxury and ultra-luxury units dominate. It is interesting to note that projects along this stretch did not have affordable units.

3 Highest Priced Projects

*Sobha International City* by Sobha Limited, *BPTP Chateau* by BPTP Limited and *Tata Gurgaon Gateway* by Tata Housing Development Corporation are three ultra-luxury projects along the Expressway.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Developer Name</th>
<th>Location</th>
<th>Approx. Price (Rs per sq.ft)</th>
<th>Possession Year</th>
<th>Unique Sale Point</th>
<th>Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sobha International City</td>
<td>Sobha Developers Ltd</td>
<td>Sector-109</td>
<td>13,000</td>
<td>2016</td>
<td>Low density villa community with just 6 plots per acre+ Environment Friendly</td>
<td>Club House (5 star facilities &amp; amenities), Solar lighting, rainwater harvesting pits, organic waste converters,</td>
</tr>
<tr>
<td>BPTP Chateau</td>
<td>BPTP Limited</td>
<td>Sector-102</td>
<td>12,950</td>
<td>2015</td>
<td>Semi-finished villas where the internal layout is open for customization</td>
<td>Club House with multi-cuisine restaurant, business centre, banquet hall, state-of-the-art theatre, multiple sports facilities and a high-end spa, Barbeque pits and gazebos for social gatherings</td>
</tr>
<tr>
<td>TATA Gurgaon Gateway</td>
<td>TATA Housing Development Co Ltd.</td>
<td>Sector-113</td>
<td>11,000</td>
<td>2016</td>
<td>Incredible amount of green cover inspired by the Hanging Gardens of Babylon</td>
<td>Clubhouse with indoor swimming pool, gymnasium, bar, outdoor cafe, rooftop garden, Outdoor Lap &amp; Kids Pool, Landscaped Podium, amphitheatre</td>
</tr>
</tbody>
</table>

[Source: Real Insights @ Commonfloor.com]
**Price Trend**

**DWARKA EXPRESSWAY PRICE TRENDS**

![Map 5 Distribution of residential property prices along Dwarka Expressway](source: Real Insights @ Commonfloor.com)

Dwarka Expressway market has seen various ups and downs over the last five years.

- From 2011, prices have shown consistent increase until 2013. However, due to several legal issues, prices in 2014 recorded a marginal dip.
- With all the roadblocks cleared in 2015, market have shown signs of revival again with marginal appreciation.

**Project Status**

At present, about 82 per cent projects are ongoing, while just 11 per cent projects are completed.

![Figure 7 Status of the residential project launches along Dwarka Expressway](source: Real Insights @ Commonfloor.com)
#DidYouKnow

Maximum people on Common Floor’s Forum section were interested in buying and investing in property along Dwarka Expressway.

Forum is a platform that gives an opportunity to property buyers / individuals to discuss their real estate concerns with like-minded people on the same platform.
# Key Projects

## Key Ongoing Projects along Dwarka Expressway

**Table 2: Key ongoing residential projects along Dwarka Expressway**

<table>
<thead>
<tr>
<th>Gurgaon side of Expressway</th>
<th>Centre of Expressway</th>
<th>Delhi Side of Expressway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units</td>
<td>Launch Year</td>
<td>Possession Year</td>
</tr>
<tr>
<td>One Indiabulls</td>
<td>1500</td>
<td>2014</td>
</tr>
<tr>
<td>M3M Woodshire</td>
<td>1150</td>
<td>2011</td>
</tr>
<tr>
<td>Indiabulls Juventes</td>
<td>1100</td>
<td>2014</td>
</tr>
<tr>
<td>Pivotal Siddhi</td>
<td>992</td>
<td>2017</td>
</tr>
<tr>
<td>Signature Solera Apartment</td>
<td>980</td>
<td>2014</td>
</tr>
<tr>
<td>Aakriti Vastus</td>
<td>720</td>
<td>2014</td>
</tr>
<tr>
<td>Earth Copia Phase II</td>
<td>700</td>
<td>2013</td>
</tr>
<tr>
<td>Puri Emerald Bay</td>
<td>700</td>
<td>2012</td>
</tr>
</tbody>
</table>

(Source: Real Insights @ Commonfloor.com)

## Table 3: Key residential project launches in (2014-2015)

<table>
<thead>
<tr>
<th>Centre of Expressway</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chintels Acropolis</td>
<td>1371</td>
</tr>
</tbody>
</table>

### Gurgaon side of Expressway

<table>
<thead>
<tr>
<th>Project Name</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Indiabulls</td>
<td>1500</td>
</tr>
<tr>
<td>Indiabulls Juventes</td>
<td>1100</td>
</tr>
<tr>
<td>Signature Solera Apartment</td>
<td>980</td>
</tr>
<tr>
<td>Aalayas Apartment</td>
<td>840</td>
</tr>
<tr>
<td>Aakriti Vastus</td>
<td>720</td>
</tr>
<tr>
<td>Ramada Aalayas</td>
<td>650</td>
</tr>
<tr>
<td>ATS Tangerine</td>
<td>520</td>
</tr>
</tbody>
</table>

(Source: Real Insights @ Commonfloor.com)
Major Challenges

- Delayed development of projects caused increase in cost for developing infrastructure.
- Lack of social infrastructure facilities.
- Infrastructure in not at pace with the rapid growth of the region.
- Decreased groundwater level in the past few years and other environmental issues have also emerged as a major issue. According to a study, there is demand-supply gap of about 93 MLD water.
- Proposed new parts along the expressway have to meet their major water requirements from the canals drawing water from the Yamuna river. There are two existing water treatment plants which supply about 100 MLD and 120 MLD of water, which is located in sector 100 and Budhera village along GWS canal.
- Solid waste is thrown out on open lands due to inefficiency in maintenance in many areas of Gurgaon. Hence, there should be proper planning regarding waste management along the expressway.

Conclusion

- CommonFloor research indicates that nearly 96 per cent of the total supply in the market along Dwarka Expressway comprises of multi-storey apartments.
- A total of about 40,000 units were launched between 2008 and 2015.
- Maximum supply was skewed towards Gurgaon side (55 per cent), followed by central stretch (32 per cent) and Delhi side (13 per cent) of the expressway. This can be attributed to the fact that the first stretch is already constructed.
- Along Gurgaon side of the expressway, maximum units are slated for completion in the year 2018-19 (61 per cent), followed by 2016-17 (58 per cent) and 2014-15 (46 per cent).
- Along the central part of the expressway, maximum units will be delivered by 2018-19 (39 per cent), followed by 2014-15 (35 per cent) and 2016-17 (29 per cent). While towards Delhi side, maximum units are slated for completion in the year 2014-15 (19 per cent).
- Prices of standard 2 and 3BHK units are almost at par in Gurgaon side and central stretch. However, towards Delhi, prices are little towards higher side. For instance, average price for a standard 2BHK unit in the first stretch is Rs 5,545 per sq. ft., while in the last stretch, the average price is Rs 7,720 per sq. ft. This is due to the proximity to Delhi.
- Ultra-luxury projects rule the roost in terms of market segmentation in all three stretches.
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1. HUDA Website, https://www.huda.gov.in/Pages/default.aspx
5. ‘How forthcoming Dwarka Expressway has given a boost to Gurgaon’s real estate market’. Retrieved from the Economic Times, Sep 1, 2012
Real Estate Overview: *Dwarka Expressway*, Gurgaon

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