

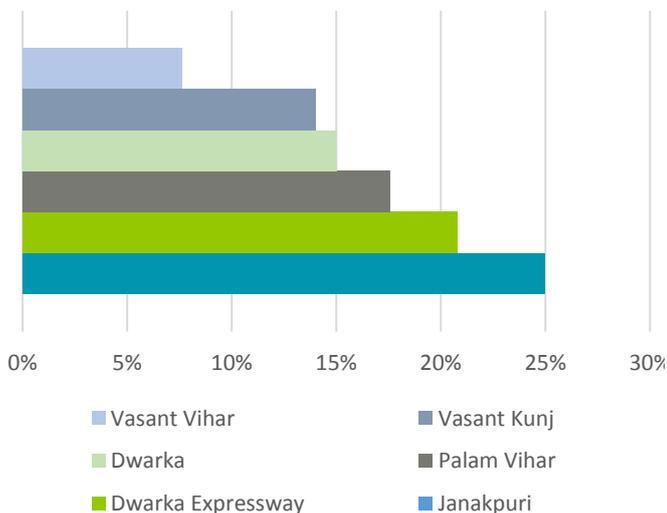
Dwarka Expressway

Located towards the South west region of Delhi, Dwarka Expressway or the NPR (Northern Peripheral Road) as its popularly known is a stretch that links Dwarka to Kherki Dhaula at NH 8. Built in the Gurgaon region under the Gurgaon Manesar Master Plan 2031, the expressway is developed under the PPP (Public Private Partnership) model with HUDA (Haryana Urban Development Authority). The 18 km long stretch that was built to provide an alternative route to reduce traffic bottleneck linking Delhi and Gurgaon is expected to complete in a few years.

Passing over 15 residential colonies like Sectors 4, 25, 26, 83, 84, 85, 105, 111, New Palam Vihar, Dauladabad, Dhanwapur, Gopalpur and more - the expressway is becoming a sought after residential catchment area. The road's proximity to Delhi and NH 8 has pushed property prices to soar- thus making the vicinity an ideal investment option. However, the land dispute between HUDA and residents of Palam Vihar is delaying the completion process of several project ventures.



Locality Ranking: Dwarka Expressway



Connectivity

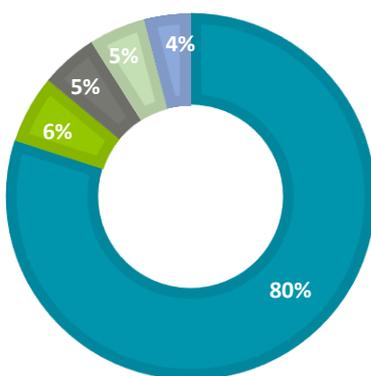
- Apart from the expressway being an arterial road itself, the boulevard is connected to several roads like Shona Road, UER II and Najafgarh Kapashera Road
- Apart from these, many other connectors help improve intra-connectivity namely Dhanwapur Road, SH 15A (Basai Road), Carterpuri Road, NH 8 (Delhi Jaipur Expressway), Dauladabad Main Road and Pataudi Road
- The Indira Gandhi International Airport is in close proximity
- The nearest railway station that is situated parallel to Dwarka Expressway is the Garhi Harsaru Junction Station
- Delhi's major stations - Nizamuddin and New Delhi Stations are at a distance of 27.5 and 26 km respectively from Dwarka Sector 21 metro station which is the closest metro station to the Expressway

Infrastructure

- According to the Gurgaon Manesar Master Plan 2031, the largest commercial hub is being planned to be built along Dwarka Expressway
- The Mumbai Delhi Industrial Link corridor also passes through this arterial road thus developing the industrial belt
- While Chanakyapuri in NCR is cited to be the first diplomatic enclave, the second one will be built in Sector 113 along Dwarka Expressway
- To further streamline the connectivity, an Inter State Bus Terminal is being built here
- Over 600 hectares of land in six different sectors along Dwarka Expressway have been set aside to develop public infrastructure

Distribution of Projects

■ Apartments ■ Plots ■ Villas ■ Houses ■ Builder Floor



- Over 200 residential projects are on the rise and most of them are likely to hover over a price band of INR 4,500 and INR 9,500 psft. The prices have appreciated by over 200% since launch
- Dwarka Expressway caters to all price segments and has on offer affordable, mid income and luxury projects
- According to current market trends, [villas in Dwarka Expressway](#) are cited to cost an average of INR 9,180 psft
- The recent 20% dip in the capital values of residential plots too have attracted several investors to the vicinity
- Property values of plots here are estimated to cost anywhere between INR 3,500 and INR 6,000 psft
- As per the plan, the stretch would have more than 40,000 housing units in the coming years

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Some Facts

Road Connectivity	Sohna Road, UER II, Najafgarh Kapashera Road, Dhanwapur Road, SH 15A (Basai Road), Carterpuri Road, NH 8 (Delhi Jaipur Expressway) and Dauladabad Main Road
Public Transport	Metro connectivity, buses and auto rickshaws
Distance from Dwarka Expressway	Airport: 10 km Hazrat Nizamuddin railway station: 27.5 km

- The under construction BRTS (Bus Rapid Transit System) will further enhance the much established connectivity

Real Estate

- Availability of large land parcels, green canopy and the serene environment are major factors that are luring real estate developers to come up with residential ventures here
- Developers are now wooing potential home buyers by offering modern day amenities like clubs, parks, play schools, jogging area, swimming pool and more
- After New Gurgaon, Dwarka Expressway is the second locality to witness the highest number of project launches
- While multistorey buildings dominates the region, independent homes, builder floor apartments and luxury villas are fast catching up

Property price movement in Dwarka Expressway

