



TIMES PROPERTY

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Advertorial, Property Promotional Feature

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03

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APRIL 20, 2019

A NEW AFFORDABLE HOUSING ZONE

Siddhartha Vihar in Ghaziabad is emerging as a new realty hotspot for the affordable housing segment, as the place has registered a consistent pace of infrastructural development

Siddharth Vihar has a huge housing potential with more than 2,00,000 people expected to live there in the next 5 years. With the Link Road providing seamless connectivity on both along NH-24 and NH-58, growth of this area is assured.

Gaurs Group is developing Gaurs Siddhartham comprising 2- and 3BHK units in 9 towers with 32 floors each. The project will have facilities like club, swimming pool, sewage treatment plant, and zero garbage concept within the society. The project will have 2,476 units along with an additional 450

a resident looking for a decent home with all the attendant social and physical infrastructure in the vicinity, at an affordable rate too.



REALTY SCENARIO

Real estate in Siddhartha Vihar has seen a lot of movement in the last couple of years with developers like Prateek Group, Gaurs India, and SG Estates coming up with group-housing projects in the region. The average price of these properties is in the range of Rs 3,200 per sq ft to Rs 4,400 per sq ft.

Prateek Grand City by Prateek Group is over 40 acres of prime land along NH-24. This integrated township of 2- and 3BHK homes comes with luxurious amenities and shops. It has a series of gardens and the architecture depicts classical European renaissance period with pitched roofs, flats piers, arty fenestration screens, turntables, and frescoes.

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MID SEGMENT LOCALITIES

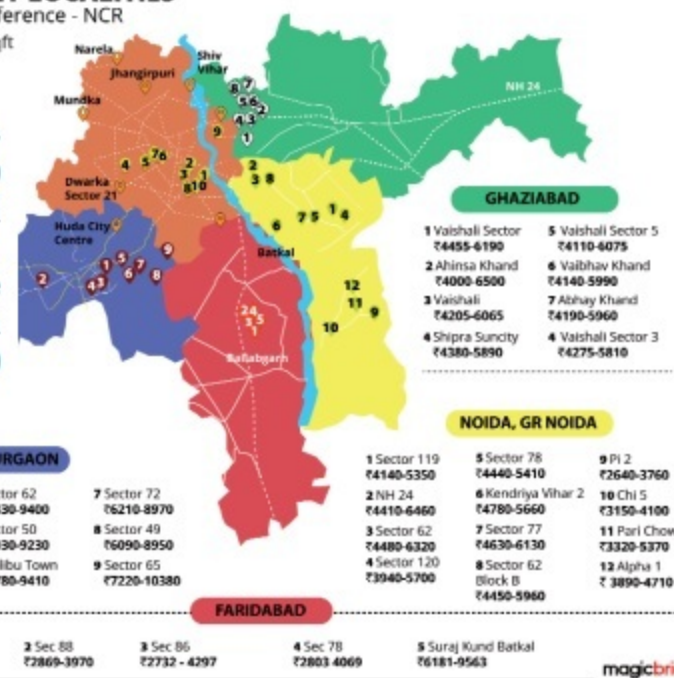
by consumer preference - NCR

Capital values per sqft

DELHI

1 Laxmi Nagar 2

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units for the economically weaker sections. Gaurs International School is also coming up in the vicinity, and the whole project is expected to be delivered by June 2020.

SG Estates has recently launched SG Shikhar Heights here. There are 800 units with a saleable area of 8 lakh sq ft being developed on 3.5 acres comprising 3 unit types in 2- and 3BHK variants. This is the group's first project in Siddhartha Vihar and 13th overall in Ghaziabad.

Manoj Gaur, vice-president of Credai National and MD of Gaurs India Ltd, says: "It is good to see the way Ghaziabad is shaping up. With an early boom given by Vaishali, Kaushambi, and Vasundhara, carried forward by Raj Nagar Extension and Indirapuram, Siddhartha Vihar has kept the charm going for investors of the NCR. The best feature of this region is its strategic location on NH-24 and good connectivity on both sides."

Rakesh Yadav, chairman of Antriksh India, said: "Ghaziabad has always been a key real estate destination of the NCR and, now, Siddhartha Vihar has bought another remarkable option for buyers and investors. There are a lot of locational, connectivity, and infrastructural advantages to this place.

Looking at the way development is taking place here, Siddhartha Vihar may pretty well turn into a second Indirapuram of Ghaziabad in the future."

INFRASTRUCTURAL

Several flyovers have been recently opened to traffic connecting various points of Siddhartha Vihar. An undisputed advantage that Ghaziabad holds over all other destinations is the location and infrastructural development.

Ghaziabad is a cluster of several small regions comprising Vaishali, Vasundhara, Kaushambi, Siddhartha Vihar, Indirapuram, Crossings Republik, Raj Nagar Extension, etc. All these regions have developed a lot over the past few decades.

Prashant Tiwari, CMD of Prateek Group, said: "The location advantage that Siddhartha Vihar provides is unmatched. Sharing its border with Delhi and Noida, it has quite a few entry-and-exit options. It has been so systematically developed that every region has its own entry and exit, plus is accessible from Delhi on all sides."

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