

THE TIMES OF INDIA

INCLUSIVE OF DELHI TIMES AND TIMES PROPERTY | TIMESOFINDIA.COM | EPAPER.TIMESOFINDIA.COM

TIMES
PROPERTYA TIMES OF INDIA
PRESENTATION

03

SATURDAY,
NOVEMBER 25, 2017

Raj Nagar Extension: A COMPLETE DESTINATION

Raj Nagar Extension is one of Ghaziabad's most sought-after regions where real estate is flourishing, driven by infrastructural development and strategic connectivity

Ghaziabad emerged as the dark horse of the Delhi NCR in 2015, with significant real estate activity across three prominent markets—Krishna Vihar, NH-24, and Raj Nagar Extension. These micromarkets registered increased action in terms of new launches of residential apartment projects and plotted development, and this trend is likely to continue in the coming few years.

"Raj Nagar Extension is one of Ghaziabad's prominent areas for residential real estate development, and has been registering high growth in its real estate profile in recent times. Strategically located on National Highway 58, which offers excellent accessibility to several areas in Ghaziabad and also seamless connectivity with Delhi and Noida, Raj Nagar Extension is currently brimming with real estate activities," **Santhosh Kumar**, CEO (Operations & International Director) of JLL India, said.

Experts say that as of date, Raj Nagar Extension is one of Ghaziabad's most sought-after regions where real estate is flourishing, driven by infrastructural development and strategic connectivity, which are shaping up the landscape of this area.

The region has been developed over a vast expanse of land and is near the NCR's largest green belt of 500 acres. Around 45 developers are currently active in this area.

"Though most of the development here is by private builders, the infrastructure has been planned by Ghaziabad Development Authority (GDA). Between 2011 and

2013, property values in this micromarket increased by over 50%. This upward trend has been tamed to a great extent in the current scenario, but Raj Nagar Extension still performs very satisfactorily. The relatively affordable property prices have been one of the major reasons driving demand for homes to this micromarket. However, it is the government-led infrastructure initiatives that have really changed the real estate profile of this region," **Kumar** said.

"Raj Nagar Extension is a complete region in the eyes of any stakeholder—be it a developer, an investor, or an end user. Forthcoming and existing infrastructure of the region is sure to



All Pics: Thinkstock

catch the eye of any person and this is the reason why homebuyers have invested in the region. The forthcoming elevated road connecting Raj Nagar Extension to the Delhi border, once thrown open to the public, will add further stars to this region," **Manoj Gaur**, VP, Credai-National and MD of Gaursons Group, said.

Suresh Gogia, CMD of Ascent Group, says: "Ghaziabad has always been one of the prime areas of the NCR realty. Out of the several micro pockets in the region, Raj Nagar Extension can be considered the fastest emerging real estate destinations. Any region pulls customers based on its immaculate pricing and infrastructure, both of which are a yes when talking in the context of RNE. With a large product mix available and connectivity getting better by the day, RNE has registered decent demand and growth over the last few years and is bound to grow further."

The UP government approved the proposal to extend the Metro line by 9.41km from Dilshad Garden to New Bus Stand in Ghaziabad some time ago, and the Rs 1,125-crore 10km elevated road from NH-24 in Ghaziabad to Raj Nagar Extension is an added advantage.

Ghaziabad has been nominated for the 100 Smart Cities programme of the NDA government, and Raj Nagar Extension is sure to be one of main beneficiaries.

Manu Garg, director of LandCraft Developers, says: "Real estate growth depends very much on any region's linkage with the surrounding areas and available infrastructure. RNE is one of the few pockets of NCR which enjoys superb connectivity with the presence of two National Highways, 58 and 24, numerous sectoral roads and underpasses, along with a soon-to-be-delivered elevated road to the Delhi border in the vicinity."

Over 16,000 housing units have been delivered here against the approved 34,000 units, with the remaining units under construction. —**Mamta Sinha**

Year-wise average basic selling price (BSP) of a few developers in Raj Nagar Extension, along with the percentage increase over the last two years.

Developer	2015	2016	2017	% increase
Gaursons Group	1,800	2,200	2,400	33.33
LandCraft #	3,116	3,172	3,227	3.5
Ajnara India	3,000	3,200	3,500	16.66

Figures in Rs/sq ft

Price appreciation for LandCraft Developers has been less because the project was delivered in 2015 and the developer has not altered prices much after delivery of the remaining units.

"Raj Nagar Extension is a complete region in the eyes of any stakeholder—be it a developer, an investor, or an end user. Forthcoming and existing infrastructure of the region is sure to catch the eye of any person and this is the reason why homebuyers have invested in the region. The forthcoming elevated road connecting Raj Nagar Extension to the Delhi border, once thrown open to the public, will add further stars to this region," **Manoj Gaur**, VP, Credai-National and MD of Gaursons Group, said.

Raj Nagar Extension: A complete destination

Editor | November 28, 2017 @ 12:41 PM

Article



Read More: delhi/NCR property news



Delhi/NCR

Raj Nagar Extension is one of Ghaziabad's most sought-after regions where real estate is flourishing, driven by infrastructural development and strategic connectivity.

Ghaziabad emerged as the dark horse of the Delhi NCR in 2015, with significant real estate activity across three prominent markets—Krishna Vihar, NH-24, and Raj Nagar Extension. These micromarkets registered increased action in terms of new launches of residential apartment projects and plotted development, and this trend is likely to continue in the coming few years.

"Raj Nagar Extension is one of Ghaziabad's prominent areas for residential real estate development, and has been registering high growth in its real estate profile in recent times. Strategically located on National Highway 58, which offers excellent accessibility to several areas in Ghaziabad and also seamless connectivity with Delhi and Noida, Raj Nagar Extension is currently brimming with real estate activities," **Santhosh Kumar**, CEO (Operations & International Director) of JLL India, said.

Experts say that as of date, Raj Nagar Extension is one of Ghaziabad's most sought-after regions where real estate is flourishing, driven by infrastructural development and strategic connectivity, which are shaping up the landscape of this area.

The region has been developed over a vast expanse of land and is near the NCR's largest green belt of 500 acres. Around 45 developers are currently active in this area.

"Though most of the development here is by private builders, the infrastructure has been planned by Ghaziabad Development Authority (GDA). Between 2011 and 2013, property values in this micromarket increased by over 50%. This upward trend has been tamed to a great extent in the current scenario, but Raj Nagar Extension still performs very satisfactorily. The relatively affordable property prices have been one of the major reasons driving demand for homes to this micromarket. However, it is the government-led infrastructure initiatives that have really changed the real estate profile of this region," Kumar said.

"Raj Nagar Extension is a complete region in the eyes of any stakeholder—be it a developer, an investor, or an end user. Forthcoming and existing infrastructure of the region is sure to catch the eye of any person and this is the reason why homebuyers have invested in the region. The forthcoming elevated road connecting Raj Nagar Extension to the Delhi border, once thrown open to the public, will add further stars to this region," **Manoj Gaur**, VP, Credai-National and MD of Gaursons Group, said.

Suresh Gogia, CMD of Ascent Group, says: "Ghaziabad has always been one of the prime areas of the NCR realty. Out of the several micro pockets in the region, Raj Nagar Extension can be considered the fastest emerging real estate destinations. Any region pulls customers based on its immaculate pricing and infrastructure, both of which are a yes when talking in the context of RNE. With a large product mix available and connectivity getting better by the day, RNE has registered decent demand and growth over the last few years and is bound to grow further."

The UP government approved the proposal to extend the Metro line by 9.41km from Dilshad Garden to New Bus Stand in Ghaziabad some time ago, and the Rs 1,125-crore 10km elevated road from NH-24 in Ghaziabad to Raj Nagar Extension is an added advantage.

Ghaziabad has been nominated for the 100 Smart Cities programme of the NDA government, and Raj Nagar Extension is sure be one of main beneficiaries.

Manu Garg, Director of LandCraft Developers, says: "Real estate growth depends very much on any region's linkage with the surrounding areas and available infrastructure. RNE is one of the few pockets of NCR which enjoys superb connectivity with the presence of two National Highways, 58 and 24, numerous sectoral roads and underpasses, along with a soon-to-be-delivered elevated road to the Delhi border in the vicinity."

Over 16,000 housing units have been delivered here against the approved 34,000 units, with the remaining units under construction.

Year-wise average basic selling price (BSP) of a few developers in Raj Nagar Extension, along with the percentage increase over the last two years.

Developer	2015	2016	2017	% increase
Gaursons Group	1,800	2,200	2,400	33.33
LandCraft #	3,116	3,172	3,227	3.5
Ajnara India	3,000	3,200	3,500	16.66

Figures in Rs/sq ft

Price appreciation for LandCraft Developers has been less because the project was delivered in 2015 and the developer has not altered prices much after delivery of the remaining units.