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Golf Course Extension Road in Gurgaon scores on connectivity, social infrastructure, and proximity to premium areas. Once the quality of the road and public transport improves, professionals will find this an ideal place to buy and move in

Praveen Roy, a PR professional, was very excited when she visited Golf Course Extension Road in Gurgaon. Having lived in a premium South Delhi bungalow all her life, she was looking to move into an apartment that was spacious, in a gated condominium, and also easy to access.

"I need at least 4,000 sq ft, a well-developed living area, access to sports facilities like gym and swimming pool, exceptional level of safety for my young daughter, a green airy ambience," Roy says.

With a budget of Rs 3.5 crore, she had plenty to choose from, as the markets have been stagnating for the past two years. Starting from the Sector 55-56 circle, Golf Course Extension Road links Golf Course Road to Sohna Road and is a term coined by developers, which has caught on in the market.

This is part of the ambitious Southern Peripheral Road, which was conceived to decongest the core city. As it was conceived to provide an alternate route to heavy cargo-bearing vehicles which travel between Faridabad and Manesar, the road is 6-laned, 90-metre

wide, with 24-metre wide service lanes on both sides. As a result, this stretch has well-planned utility tunnels and a good specification of the road, which is still work in progress.

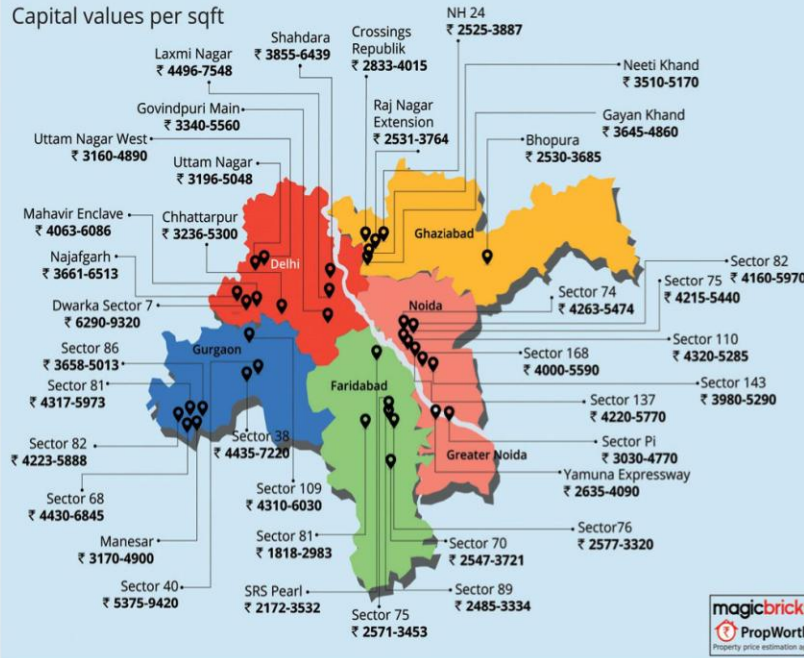
With projects nearing completion and ready for occupancy here, developers have got together to work with authorities to speed up work on SPR, as well as completing the infrastructure work.

Pankaj Bansal, director of M3M, says: "We have formed an association of developers and have spoken to the government. M3M is taking

TOP AFFORDABLE LOCALITIES

by consumer preference - NCR

Capital values per sqft



Homebuyer Alert!

GOLF COURSE EXTENSION ROAD: THE KEY TAKEAWAYS

- Golf Course Extension Road starts at the Sector 55-56 circle and connects Golf Course Road to Sohna Road
- Part of the ambitious Southern Peripheral Road (SPR) that accommodates heavy vehicles to bypass the core residential areas coming from Faridabad to join NH-8
- Second most premium stretch in Gurgaon after the Golf Course Road
- According to the new development plan, Sectors 58 to 67 will be developed in the first phase
- Benefits from infrastructure development on both ends. Golf Course Road upgrade has boosted access. Sohna Road Elevated Expressway will ensure fast connectivity to NH-8
- Rapid Metro planned to be extended along this road to connect Golf Course Road to Manesar
- Airport access improved after Golf Course Road upgrade
- Well connected to major office hubs in Gurgaon like Cyber City, Golf Course Road, Vikas Marg, and Sohna Road
- Encroachments to be removed
- Road work needs to be completed
- Large townships and development by leading brands like M3M, IREO, Emaar, and Tata Housing, Cooperative Group Housing projects also present
- Priced about 30% lower than Golf Course Road, premium residential apartments are fully fitted with choice amenities
- Has easy access to schools, hospitals and shopping centres

DEVELOPERS ON THE GOLF COURSE EXTENSION ROAD
M3M, IREO, Emaar MGF BPTP, Unitech, Krrish Group, Adani Realty, Pivotal Infrastructure, Ansal API, Pioneer Urban Infrastructure

Connectivity and infra boost prospects

the lead to take on the entire infrastructure, which leads to these projects, develop it and maintain it for the next 5-10 years. This is supported by both Credai and Naredco."

The Haryana Urban Development Authority is also working to complete infrastructure projects like water and sewerage lines in the corridor before the end of 2017.

While schools are already present on this corridor, malls and commercial complexes are also under construction here. Hospitals on the Golf Course Road and in core Gurgaon

conveniently service this area. The corridor relies on Sohna Road, and in the larger Gurgaon areas, for social infrastructure like colleges, hotels, and retail outlets.

Owing to its location, the Golf Course Extension Road will benefit from infrastructure development on both ends. The forthcoming elevated expressway connecting Sohna to NH-8 will enhance connectivity to the national highway. On the other hand, its liveability quotient has significantly improved after the Golf Course Road from Sector 56 to the Delhi

border has been extended to 16 lanes, which has also enhanced its connectivity to the IGI airport. The Rapid Metro connection from Sikandarpur to Sectors 55-56 has improved connectivity to all parts of Delhi.

There are currently at least 60 new projects coming up here. Big names like M3M, Emaar, and IREO are developing mid-segment and luxury properties in townships and gated communities here.

—E. Jayashree Kurup, Editorial and Advisory Head, Magicbricks

GURGAON GOLF COURSE ROAD

Capital values per sq ft.

