

# DWARKA EXPRESSWAY, GURUGRAM, NCR

## *Micro Market Report*

**2.** Location  
Mapping

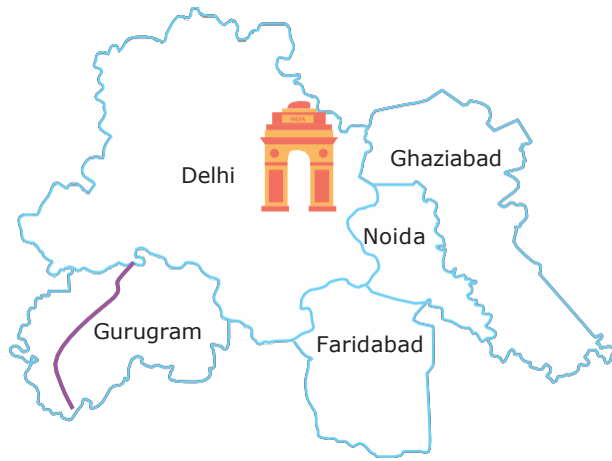
**3.** Infrastructure &  
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**October 2024**



## Location Mapping

Initially planned to connect Dwarka in Delhi to Palam Vihar in Gurugram, the Dwarka Expressway is now further extended to intersect NH-48 at the Kherki Dhaula toll plaza. Currently, the expressway starts from Shiv Murti in Mahipalpur and ends at Kherki Dhaula toll plaza. This 29 km-long, 8-lane expressway aims to improve connectivity between Delhi, Gurugram, and Manesar.



The expressway passes through key sectors such as 109, 113, 37D, 88B, 105, 99, and many more. Residential real estate activity in these sectors increased following the announcement of the Dwarka Expressway. However, land acquisition issues have hindered the expressway's construction progress over the years, resulting in ongoing development. Recent market developments suggest that these uncertainties may soon be resolved, and the project is expected to be completed shortly. Additionally, the expressway is likely to receive a boost under the GMDA's Comprehensive Mobility Management Plan, with planned construction of roads connecting sectors 125/114 and 108/106, NPR, and sector 114.

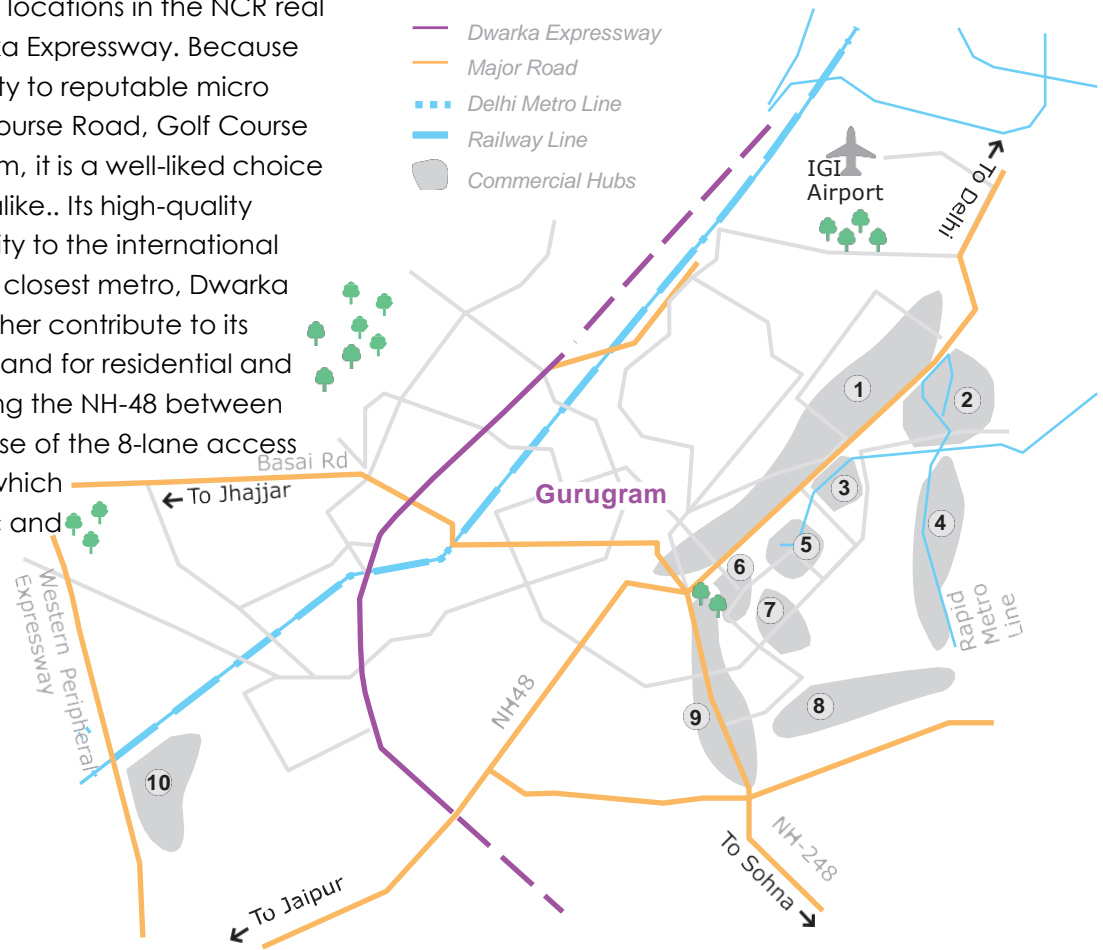
Map not to scale, for representation purposes only



## Physical Infrastructure & Commercial Hubs

One of the most well-known locations in the NCR real estate industry is now Dwarka Expressway. Because of its advantageous proximity to reputable micro markets like Dwarka, Golf Course Road, Golf Course Extension, and Old Gurugram, it is a well-liked choice for investors and end users alike.. Its high-quality commercial spaces, proximity to the international airport (18.5 km away), and closest metro, Dwarka Sector-21 (11 km away), further contribute to its appeal. There is a high demand for residential and commercial real estate along the NH-48 between Delhi and Gurugram because of the 8-lane access control urban expressway, which has helped to reduce traffic and ensure smooth travel.

- ① Udyog Vihar
- ② DLF Cyber City
- ③ IFFCO Chowk
- ④ Golf Course Road
- ⑤ Sector 44
- ⑥ Sector 32
- ⑦ Sector 39
- ⑧ Golf Course Ext. Road
- ⑨ Sohna Road
- ⑩ IMT Manesar



Map not to scale, for representation purposes only

## Social Infrastructure

The micro-market houses various prestigious educational institutions, world-class healthcare facilities, and top-of-the-line shopping malls. A rich social and robust physical infrastructure uplift Dwarka Expressway's liveability quotient.



### Hospitals

1. AIIMS
2. Vibrant
3. The Signature Advanced Super Specialty
4. Metro
5. Manipal
6. Paras
7. CK Birla
8. Park
9. W Pratiksha

### Educational Institutions

1. Gyaananda School
2. SCR Public School
3. The NorthCap University
4. Dronacharya Govt. College
5. DPS
6. DPG Degree College
7. Dronacharya College of Engineering

### Shopping Malls

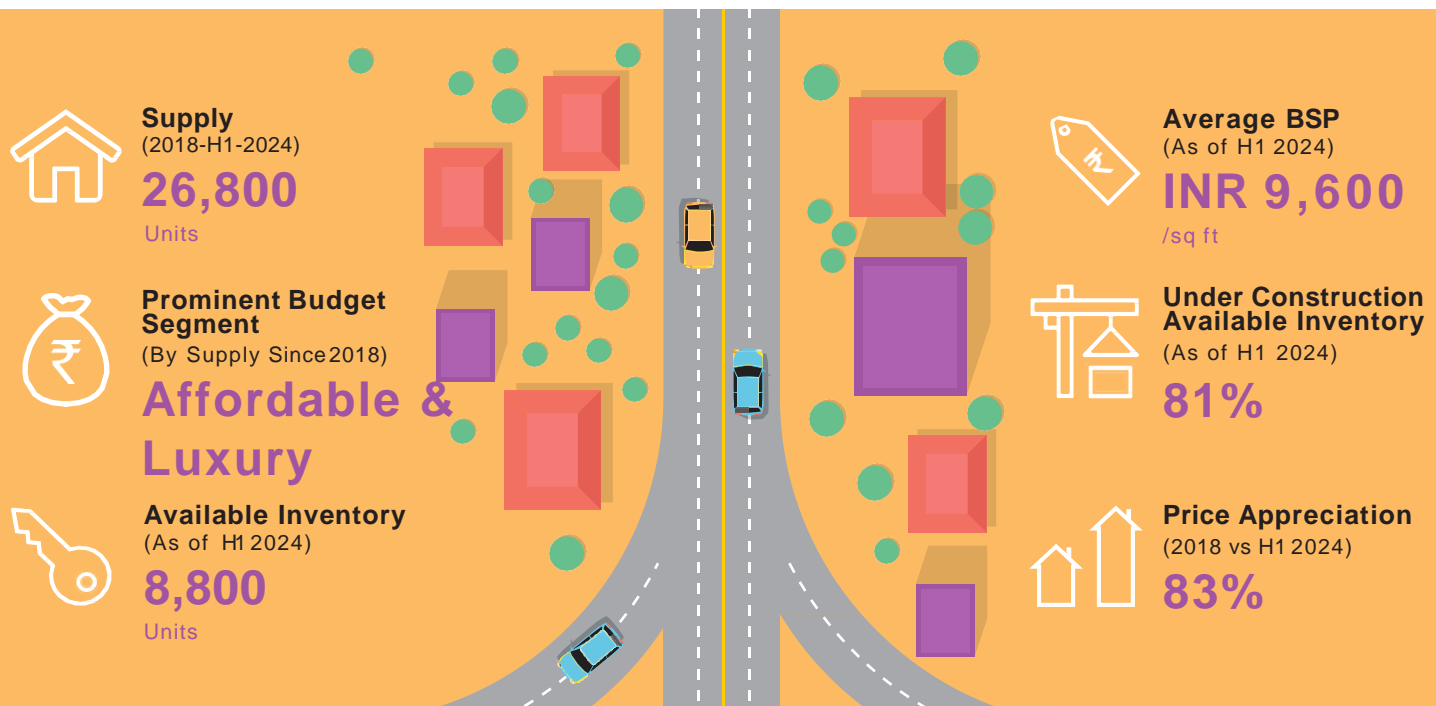
1. Ambience
2. City Centre, Sahara, Grand, MGF Megacity
3. Gurgaon Dreamz
4. Star
5. The Esplanade
6. Sapphire

Map not to scale, for representation purposes only

# Residential Real Estate Snapshot

Dwarka Expressway is one of the NCR's prominent housing destinations. Since 2018, around 26,800 units have been launched in the micro-market, contributing 23% of the total supply of Gurugram during this time.

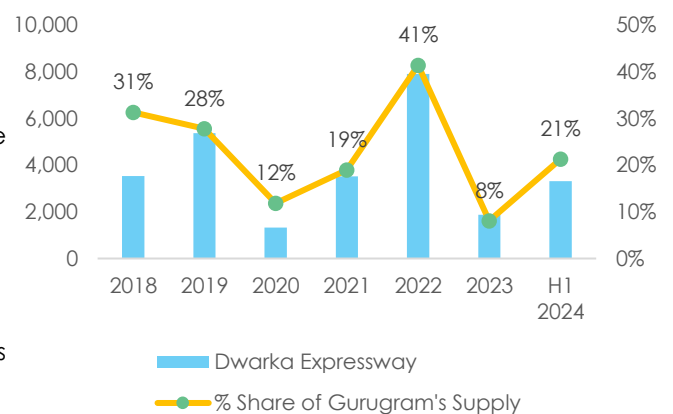
Nearly 26% of the residential units that were launched in Dwarka Expressway market are ready for occupancy, with the remaining units currently under construction, which will require a year or even longer for completion of the projects.



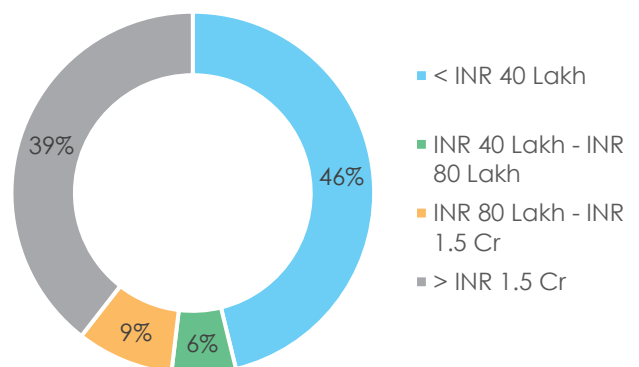
## Supply

Following structural modifications by RERA, there was a disturbance in supply in the Dwarka Expressway residential real estate market. The bull market surge persisted until the COVID-19 outbreak halted it. Later, a gradual rise in the supply of new launches was observed in the year 2022, when launches reached their peak. Due to the adequate supply of residential units, it has been noted that builders are more focused on clearing residential stock that has accumulated and is in various stages of construction, now available in the market.

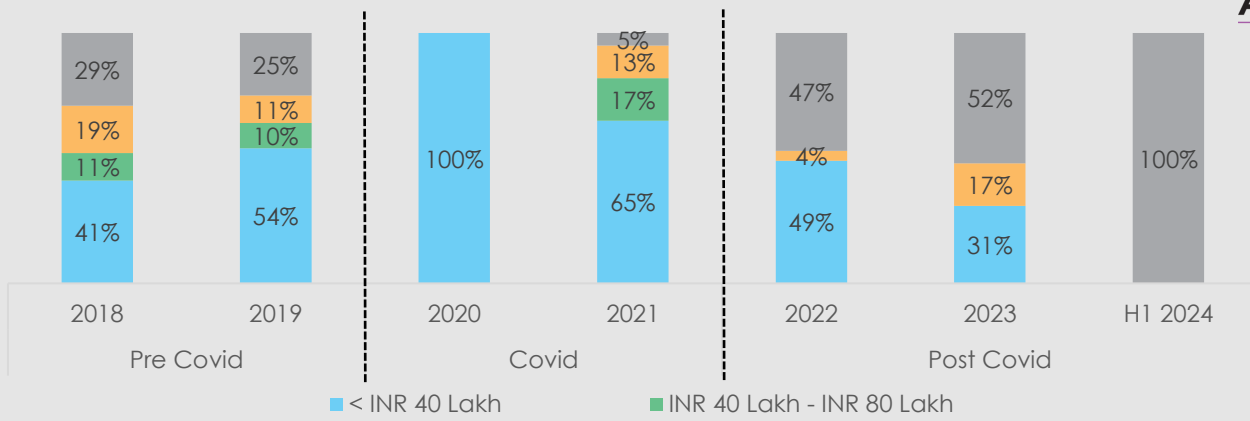
Affordable housing (priced under INR 40 lakh) dominated residential launches in the micro market before and during the COVID-19 pandemic (2018-2021). However, the overall number of launches declined due to lockdowns and reduced buyer activity. Post-COVID (2022 and H1 2024), the market shifted towards luxury residential launches (> INR 1.5 Cr), accounting for 39% of the supply in Dwarka Expressway. This indicates a change in buyer preferences towards premium offerings. Mid-end (INR 40 lakh to INR 80 lakh) and high-end (INR 80 lakh to INR 1.5 Cr) residential properties, together accounted for 15% of the total supply.



**Supply Trend**



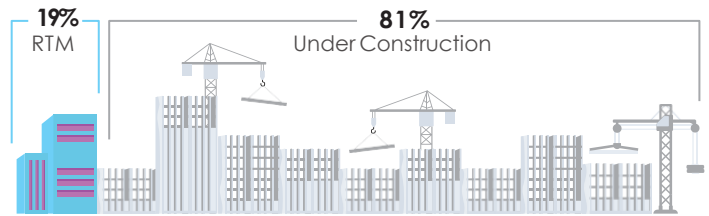
**Budget-wise Supply (2018- H1 2024)**



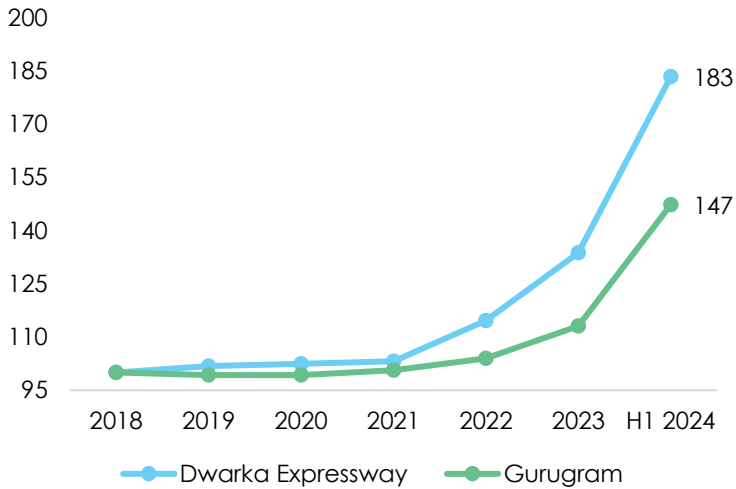
**Budget-Wise Supply Trend**

## Available Inventory

The micro-market has around 8,800 units available for sale, out of which 19% are RTM. The remaining 81% of the units are at various stages of construction.



**Available Inventory (As of H1 2024)**



**Price Index (Indexed to 2018)**

## Price Trend

The average price of properties in the micro-market is around INR 9,600/sqft. The average prices in Dwarka Expressway have appreciated 83% in the past 6.5 years. Property prices in and around Dwarka Expressway are likely to appreciate further on the back of proposed infrastructure developments.



# Typology Snapshot

Configuration	Average Size Range (Built-up Area)	Ticket Size (INR)	Rental (INR/month)
1 BHK	400 sqft to 700 sqft	INR 40 lakh to 70 lakh	INR 10K - 15K
2 BHK	800 sqft to 1250 sqft	INR 80 lakh to 1.5 Cr	INR 21K - 40K
3 BHK	1100 sqft to 1800 sqft	INR 1.3 Cr to 3.5 Cr	INR 35K - 70K



Note: BSP on built-up area

## Outlook

Dwarka Expressway is setting new benchmarks for urban development with planned expansion of urban facilities, and significant increases in property values are anticipated along the new 8-lane highway and metro connectivity, which is expected to drive robust demand and infrastructure developments. This has resulted in increased demand for residential and commercial spaces. On the other hand, as a result of this demand, rental revenue has increased, eventually drawing in

investors. Two urban forests in Sector 10 and the neighbourhood of Dwarka Expressway have been planned to enhance the green cover in the vicinity. Additionally, the multi-crore central business district that HSIIDC plans to build will feature mixed commercial and residential development in addition to a special economic zone (SEZ), which should raise the micro market's livability index.

## ANAROCK

VALUES OVER VALUE

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ANAROCK has a team of over 2200 experienced real estate professionals who operate across all major markets in India and the Middle East.

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