

# A greater potential

One area that has been in the news of late is the Naharpar area or Greater Faridabad — much like New Gurgaon or Greater Noida. The one reason, according to brokers, that's leading to the development of the area is the land crunch and high property prices in other NCR areas. Also — though a number of infrastructure plans have been chalked out but not implemented — the Naharpar area still offers very affordable prices.

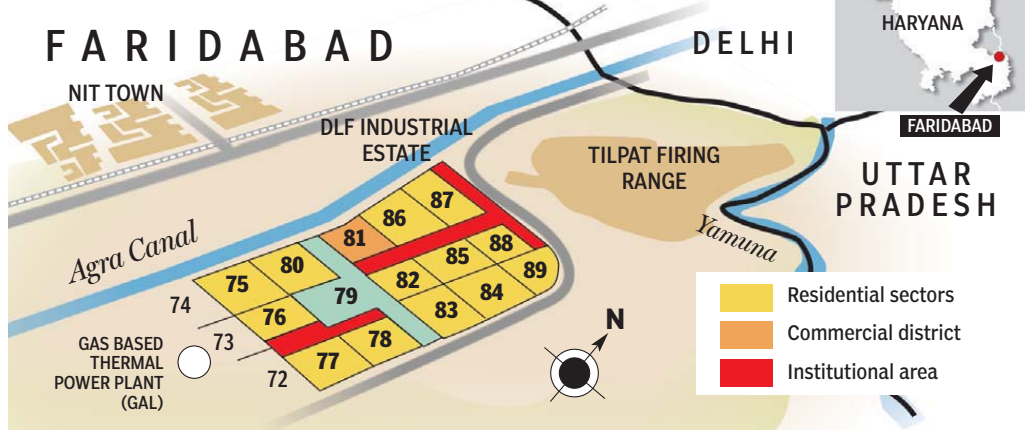
As of now when one drives to this place, a big hurdle on the way is the Badarpur border area because of traffic jams. With Hindustan Constructions Co. Ltd (HCC) beginning construction work for the development of flyover at Badarpur border; this problem should hopefully be over soon.

The other infrastructure development to take place in the area include the Taj Expressway (near sector 80), and a highway beginning from Kalindi Kunj and running parallel to Mathura Road that will bypass the city — meant to be a kind of a peripheral road around the Naharpar area.

It should be noted that after the development of Gurgaon, HUDA is now focusing on the development of Faridabad, the forgotten industrial town. HUDA is also widening the

The Naharpar area of Faridabad, also known as Greater Faridabad, is going to be a premium zone for Haryana once the infrastructure is put in place.

**SYED AMIR ALI HASHMI** goes exploring



## NAHARPAR - QUICK BYTES

- Internal roads in Naharpar will be 24 metres wide
- Sector roads will be 30-45 metres wide with sector road at Sector 79 being 60 metres wide
- For Sectors 75 and 80, the state government has acquired land, which was not licensed to private developers, and HUDA will do development here
- Sector 81 has a notified SEZ by BPTP — waiting for clearance for it
- BPTP has got a power station of 30 MW sanctioned for Sectors 75-76. They have applied for a 50 MW sub station for Sectors 82-89
- In Sector 80, the government plans to come up with a district park
- A Sewage Treatment Plant (STP) in Sector 74, will cater to the needs of the new sectors as well

Graphic: VINEY

existing bypass at Sector 37, and constructing a flyover over it. Sector 79 in the area has been earmarked by the government — as per the notifi-

cation by the Municipal Corporation of Faridabad (MCF) — as the commercial district. When it comes to the buyers

interested in purchasing property in Faridabad and worrying about the condition of the roads here, the good news is that the government has

imposed Section 17(4) of the Land Acquisition Act for compulsory acquiring of land earmarked for sector roads. The roads, therefore, are going to

## On the high-speed zone

The Transport Plan 2021 for NCR has the following proposals involving Faridabad-Bhallaigarh:

- Proposal to develop NH2 from Delhi to Ballabgarh to expressway standards.
- Proposal to connect peripheral expressways, of which the Kundli-Manesar-Palwal (KMP) western peripheral expressway and the Kundli-Ghaziabad-Palwal (KGP) eastern expressway are located closest to Faridabad-Ballaigarh.
- Metro Rail to be extended and further to have feeder and connect services with the Regional Rail Transit System to cater to increasing intra-city urban transport needs.

■ Flyover at Badarpur: Once the congestion at Badarpur border is removed, many corporates will take up office space in Faridabad, given the high rates in Jasola.

■ The Taj Expressway connects at Lalpur and goes on to meet NH-2 at Shahpur. The completion of this stretch will improve Faridabad's connectivity with Noida.

■ Another proposed highway will begin from Kalindi Kunj, run parallel to Mathura Road, and bypass the city. This will cover all the new sectors and merge with Mathura Road on the other side of Faridabad.

be developed once the plans are implemented.

Another concern voiced by buyers is the increase in External Development Charge (EDC). It has been increased in

## RENT AND CAPITAL RATES

FARIDABAD (RESIDENTIAL)		
Location	Avg rental (per sq ft*)	Avg capital (per sq ft*)
Ashoka Enclave	8 - 10	4100 - 4600
BPTP	NA	1400 - 1700
Charmswood Village	16 - 20	4600 - 5100
Green Field	6 - 8	3500 - 4000
Kheri Road	NA	1800 - 2000
Nahar Par	NA	1700 - 1900
NIT	6 - 8	3200 - 3500
Palwal	3 - 5	1000 - 1300
Sainik Colony	4 - 6	3200 - 3600
Sector 10 - 19	6 - 8	3500 - 4200
Sector 20 - 29	7 - 8	3100 - 3700
Sector 30 - 39	5 - 6	3500 - 4200
Sector 40 - 49	5 - 6	3000 - 3400
Surajkund	7 - 11	3400 - 3800

\* The rates, in rupees, are indicative only  
Source: Makaan.com

Gurgaon, but in Faridabad, since no external development has taken place in the new sectors, the decision of revision of EDC has been kept pending.

If officials are to be believed then the greening of areas is also being taken care of. "We have reserved Sector 52 A in Gurgaon as the green area and are also taking care of the green belt of Faridabad," says a senior HUDA official.

Residential areas in the Naharpar area come under Sectors 75-78 and 80-89. Though infrastructure is not in place, this area will become a premium location once the proposed infrastructure comes up. "Prices of plots, mostly available on re-sale, in the Naharpar sectors, hover between Rs. 9,000-Rs 12,000 per sq yd. For flats the prices are in the range of Rs 1800 per sq ft. Independent floors are a good option too. BPTP and

Puri Constructions have already announced the sale of independent floors — with Puri Constructions offering a 300 sq yard area for around Rs 27 lakh. I believe more such options will come up in the future in this area," says realty consultant Pradeep Mishra of Sainik Estates.

"Once the Badarpur flyover comes through, access will be more comfortable and with the Metro reaching here in Phase III, there is likely to be a property boom. The freight corridor is also in the vicinity — the catchment area being Faridabad. Then a planned HSIIDC commercial hub near Faridabad is going to add value to the area. With several shopping malls under construction, Faridabad is likely to have more than 40 such spots over the next few years."