

TOP 5

MICROMARKETS AT DWARKA EXPRESSWAY

GURGAON HAS COME A LONG WAY TO BECOME ONE OF THE FASTEST-GROWING METROPOLITAN CITIES IN INDIA

ITS SKYLINE NEARLY RESEMBLES GLOBAL METROPOLISES SUCH AS DUBAI, SINGAPORE, AND BANGKOK

Forewords



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Since the advent of the 90s, Gurgaon has come a long way to become one of the fastest-growing metropolitan cities in India. Once a satellite town, situated southwards of the national capital, modern-day Gurgaon is a bustling commercial & cultural destination in India. Called the millennial city, it is dotted with ultra-modern commercial buildings, swanky malls, and prolific neighborhoods. Its skyline nearly resembles global metropolises such as Dubai, Singapore, and Bangkok.

Gurugram is also becoming a thriving start-up destination with immense growth visible in proptech, e-commerce, health startups, and fintech enterprises. Likewise, it is also a paradise for shopaholics & partygoers with innumerable malls, F&B restaurants, shopping arcades, nightclubs, food-cum-entertainment zones, etc.

Meanwhile, Gurgaon's spellbinding development also had a flip side. It has resulted in many of the existing micro-markets such as Golf Course Road, Golf Course Extension Road, sec-29, DLF phases (1-4), southeast Gurgaon, etc. reaching near saturation.

As an aftermath of accelerated growth, property values and leasing rates have risen sharply making it beyond reach for many.

Consequently, since the beginning of the last decade, governing agencies have been looking for alternate regions that can shoulder the future growth of the city. One region that emerged as a "Prospective New Gurgaon" is the Dwaraka expressway and the surrounding areas. It comprises sec 73- 95 and sec 102-113, mostly situated around the 8-lane expressway, developed under the Bharatmala project.

There is a tremendous spotlight on the overall region with big housing projects, commercial centers, shopping malls & SCOs, in the offing. The near completion of the expressway is also giving a monumental shift to the demand. Property rates are growing steadily in the Dwarka expressway region, yet it is lower than other established micro-markets in Gurgaon. This is further drawing the attention of both end users as well as investors.

Forewords

In addition to the housing market, the overall commercial sector is also looking very bullish at the moment. Proximity to the IGI airport and the International Convention Center Dwarka are some of the main factors that are driving commercial demand.

Already there are well-established industrial clusters in IMT Manesar. Additionally, proximity to the DMIC is also fueling demand for new industries and warehouses. All these factors will significantly boost the commercial real estate demand in Dwarka Expressway.

As housing and office markets will thrive, retail will get a shot in the arm. Already there are plenty of new high street projects in the region. More will follow soon.

To further offer practical information and actionable insights on the emerging micro-markets of Dwarka expressway, we have compiled this report. In this report, we will offer our input on few major emerging micro-markets. The information will offer transparent and valuable information to discerning buyers, investors, corporate & sovereign agencies, etc.

Hope you like the report. Happy reading and feel free to share your valuable feedback on the same.



Sector 83

The sector 83 in Gurgaon is one of the fastest-growing micro-markets in the region. The ~ 2 SQ KM region is located adjacent to NH 48 (formerly known as NH 8) and is just 2 km from the Dwarka expressway. It is an upcoming region with new residential projects, commercial projects, and retail hubs. The population of the sector is around ~ 5000. If we include other nearby regions such as sector 82, 82 A, 85, etc. then the total population is close to 40,000.

Due to NH 48 and Dwarka expressway, sector-83 also enjoys superb connectivity, with the IGI airport (~45 mins) and other major commercial catchments in Gurgaon such as Cyber Hub (~25 mins) and Golf Course Road (30 mins).

Another advantage of the region is that as it is an upcoming area, the neighborhoods are relatively peaceful and tranquil with fast-moving traffic. There is less congestion on the roads compared to other major parts of NCR. There are numerous big developers' projects such as Emar, Mapsko, Vatika, etc.



Pros

Slew of new residential, retail, and commercial office projects.

An upcoming region with a strong growth potential.

With the population rising, congestion will be unavoidable in the future

Well connected to the Dwarka expressway and NH-48

Proximity to the existing employment hubs of Gurgaon such as GCR, Cyber hub, etc.

Cons

Limited social infrastructure development

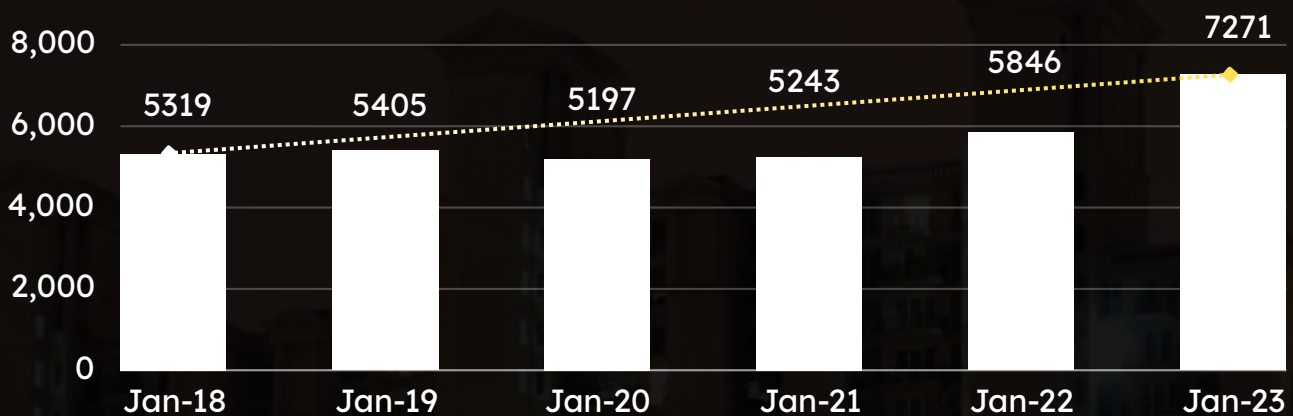
Proximity to the IGI airport

Market Information on Sec-83

Total housing units	6470 units
Total area under housing	131 acres
Total future pipeline	1411 units (21.8%)
Avg PSF	7271
CAGR (2018- 23)	6.5%
12 months appreciation	24.4%
Major developers	Emmar, Vatika, Mapsko, Orris
Major commercial development(s)	Metro 83



Housing Price Trends (INR/ Sq Ft)



Sector 104

Sector 104 is a prominent destination, located off the Dwarka expressway. The micro market is an upcoming destination comprising modern real estate projects from reputed developers. Meanwhile, there is also plenty of greeneries, thereby giving tranquil environs to the residents.

The region is strategically located b/w Gurgaon and Dwarka, New Delhi. Dwarka sec 21 is at an approachable distance of around 14 km. Likewise, the cyber hub is at a distance of around ~ 12 kms.

The micro market is well connected to other parts of NCR via the Dwarka expressway, NH 8, and the Pataudi Road. The IGI airport is at a distance of around 9 km while the new proposed convention center at Dwarka is also at a similar distance.

As a residential market, sec 104 is gaining further prominence with big projects from ATS, Hero Homes, and Godrej. Residents in the region can enjoy a modern lifestyle away from the hustle and bustle of the city lives. As the region is close to rural parts of Gurgaon, there is seamless access to fresh vegetables, milk, etc. The region is poised to become a popular middle-income household catchment.

Ansal developers are launching commercial projects in sec-104 namely The Townwalk with 300+ units of shops and offices. The project is expected to boost the overall commercial realty in sec-104 and its nearby regions.

Pros

An upcoming region that is at a convenient distance from Dwarka & Gurgaon

Proximity to the existing employment hubs of Gurgaon such as GCR, Cyber hub, etc

Proximity to Dwarka will strategically place the region to big projects such as convention centers, diplomatic enclaves, golf courses, etc

Proximity to the IGI airport

Touted as the next sunrise sector in the next 3-4 years

Slew of good quality residential & commercial projects from reputed developers such as Godrej, ATS, Ansal, Hero Homes, etc

Well connected to the Dwarka expressway, NH-48, Pataudi Road

Cons

Limited social infrastructure development

Limited availability of cabs & autorickshaws

Lack of metro connectivity

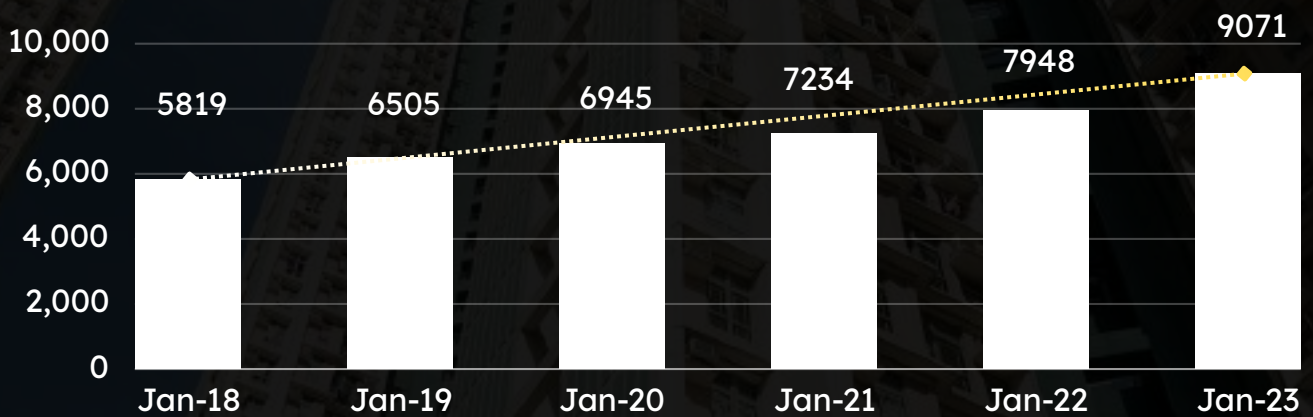
Water clogging during the rainy season



Market Information on Sec-104

Total housing units	3982 units
Total area under housing	68.3 acres
Total future pipeline	1889 units (47.5%)
Avg PSF	9071
CAGR (2018- 23)	9.3%
Last 12 months appreciation	14.1%
Major developers	ATS, Hero Homes, Godrej, Puri
Major commercial development(s)	Ansal Townwalk

Housing Price Trends (INR/ Sq Ft)



Sector 88

Sector-88 is located on the conjunction of the Dwarka expressway and Pataudi Road. The latter split it from the sec-88 A. Other adjacent sectors include Sec 36 B 37A, 89, 89 A, 93, etc. The overall micro-market is spread across ~ 200 acres.

As an integral part of the master plan 2031, sec 88 is developed as a bustling commercial hub across the Dwarka expressway. Sec-88 is also called the Vision City due to the large magnitude of planned commercial projects in the vicinity.

In the adjacent sector of 36 B & 36 A, already work has begun on the global city, which will be an international-style urban community spread across 1000 acres. Sec 88 will be connected to the Global City via a flyover from the Dwarka expressway.

Strong prospect as a commercial market is also racking up investments in the housing sector.

Major developers such as Vatika, Godrej, M3M, Signature Global, Orris, etc. have projects in the region.

Recently Bestech has launched a 4.6-acre SCO project namely Bestech Central Boulevard in the region, with ~ 50 SCO plots. Bestech has also announced to development of 5-star hotels and commercial buildings in sec-88. Bestech has the second-highest land parcel in the sector, after DLF.

Being located near the global city will soon enable sec-88 to get connected to the metro line. A new project has been announced to extend the Metro from Huda City center and stretch it till Udyog Vihar. The line will go through sec 37. Besides, a new bus station is also underway in the sec-88, which will further boost commute facilities.



Pros

An upcoming commercial region located across the Dwarka Expressway.

Proximity to the world-class Global City, which will be one of the biggest commercial addresses in Gurgaon in the future

Due to its reputation as a future commercial hub of Gurgaon, a slew of big housing projects have been launched

A new bus stand is being constructed

New proposed commercial centers, office towers, SCOs, 5—star hotel

Well connected to the Dwarka expressway & Pataudi Road

Cons

Development is still in its initial phases

Lack of internal roads in many projects

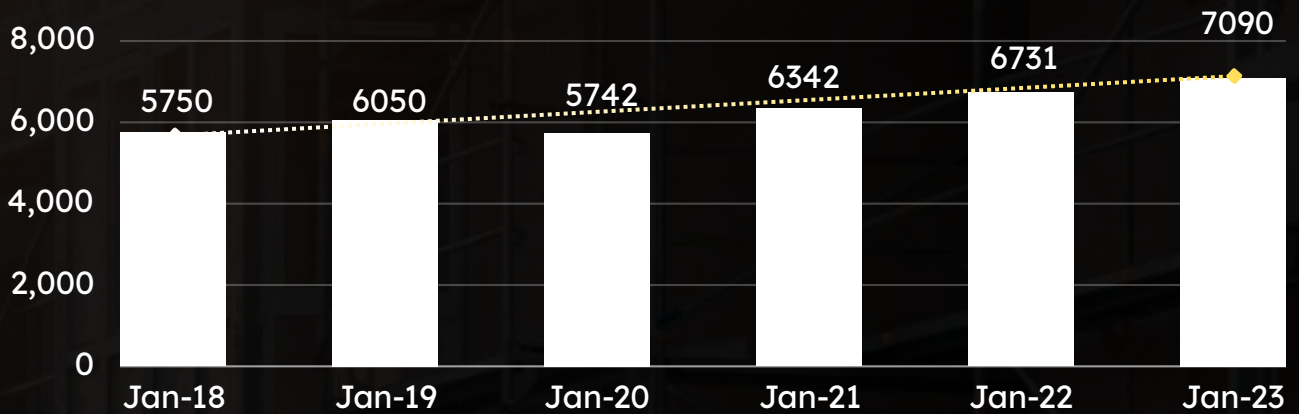
Lack of metro connectivity in the current times



Market Information on Sec-88

Total housing units	3305 units
Total area under housing	64.5 acres
Total future pipeline	1710 units (51.8%)
Avg PSF	7090
CAGR (2018- 23)	9.5%
Last 12 months appreciation	5.3%
Major developers	Vatika, Godrej
Major commercial development(s)	Global city, Bestech Central Boulevard

Housing Price Trends (INR/ Sq Ft)



Sector 91

Sector 91 is an upcoming micro-market located across the Dwarka expressway. It is conveniently connected to IGI airport and the upcoming international convention center at Dwarka through the Dwarka expressway. Through NH-48 it is linked to prominent hubs in Gurgaon such as Cyber Hub, GCR, Udyog Vihar, etc.

Adjacent to sector 91 is the IMT Manesar. It is located at a distance of around ~ 5 km from the micro market and is one of the key growth drivers of its booming real estate industry.

Likewise, sector 91 is also well connected to other key micro-markets in the vicinity such as sectors 90, 92, 93, etc.

There are around ~ 40,000 households in and around sector—91, which is also driving demand for modern retail in the region. Besides Vatika Town Square and Sapphire malls, a new retail destination namely Gallexie-91 has been unveiled in the region, thereby enriching the overall retail landscape.

Pros

An upcoming region that is at a convenient distance from Dwarka & Gurgaon

Proximity to the IGI airport and the international convention center, Dwarka

Cons

Limited social infrastructure development

Lack of metro connectivity



Well connected to the existing employment hubs of Gurgaon such as GCR, Cyber hub, Udyog Vihar, etc. via the NH8

Leasing rates have significantly increased in recent quarters

Slew of good quality residential, commercial, and retail projects

Plenty of greeneries to give a tranquil & peaceful environment to the residents

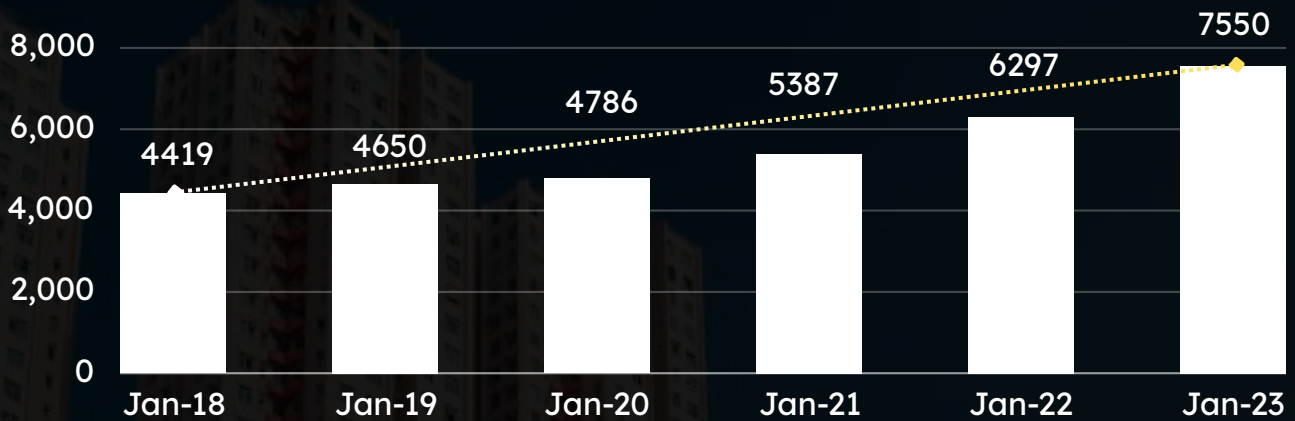
An upcoming retail destination with numerous malls, shopping arcades, SCOs, etc.

Market Information on Sec-91

Total housing units	3316 units
Total area under housing	91.6 acres
Total future pipeline	300 (9%)
Avg PSF	7550
CAGR (2018- 23)	11.3%
Last 12 months appreciation	19.9%
Major developers	DLF, Anant Raj
Major commercial development(s)	Gallexie 91



Housing Price Trends (INR/ Sq Ft)



Sector 99

The sector is often called the heart of the 150-meter-wide 8-lane Dwarka Expressway as it is equidistant from Delhi as well as key regions of Gurgaon. It is located at around ~ 20kms from Dwarka in Delhi. The IGI airport is also located at a convenient distance (around 25 km).

One of the biggest advantages of sec-99 is that it is just adjacent to the Dwarka expressway (less than 3 km) which has immensely improved its connectivity to other parts of NCR and Gurgaon. The NH-48 is also at an approachable distance of around ~ 8kms.

There is no metro connectivity in the region, and the nearest metro station is the Huda City Center, at a distance of around ~ 14 km.

Other prominent employment hubs in Gurgaon such as Hero Honda Chowk (~ 7 km), Udyog Vihar (~ 15 km), and Cyber Hub (18 km) are also located at an accessible distance.

Sector 99 is spread across 270 acres. It is well connected with other nearby sectors such as sec 99 A, sec 100, sec 102, etc. While there are plenty of well-established projects in the region, there are ample empty land parcels as well.

Pros

Located in the middle of Dwarka expressway

Around 8 Kms from the NH8

Accessible to the existing employment hubs of Gurgaon such as GCR, Cyber hub, Udyog Vihar, Hero Honda Chowk, etc

Strong future growth potential

Slew of good quality residential, commercial, and retail projects

Approachable distance from the IGI airport and the international convention center, Dwarka

Less than 3 Km from the Dwarka Expressway

Cons

Lack of metro connectivity

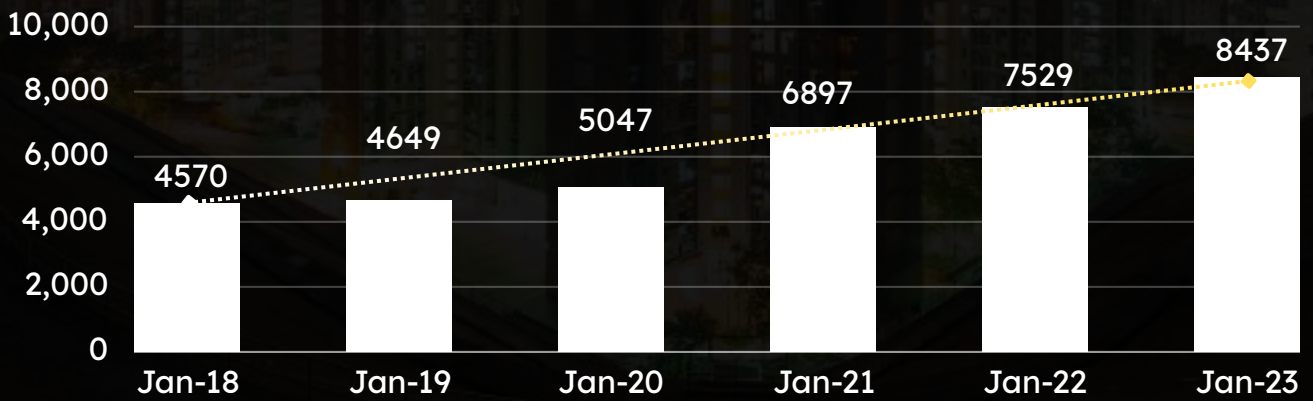
Limited social infrastructure development



Market Information on Sec-99

Total housing units	2485 units
Total area under housing	151.3 acres
Total future pipeline	1030 (41.4%)
Avg PSF	7550
CAGR (2018- 23)	13.05%
Last 12 months appreciation	19.9%
Major developers	Vatika, Assotech, Pareena
Major commercial development(s)	Satya Hive, OCUS Medley

Housing Price Trends (INR/ Sq Ft)



360 REALTORS



PRESENCE
IN 9 COUNTRIES
GLOBALLY

52784+
SATISFIED
CUSTOMERS

680+
REPUTED
DEVELOPERS

42+
CITIES
IN INDIA