

MICRO-MARKET ANALYSIS OF

Global City

GURGAON

An Analysis by **360** REALTORS
Commitment | Honesty | Reliability



Introduction to Global City

Gurgaon

A MINI CITY WITHIN GURGAON CITY



Global City is set to redefine Gurgaon. A truly international style metropolis, it will spread across ~1003 acres of land near Dwarka Expressway. Global city, which will be fully completed by 2032 will resemble neighbourhoods in international megapolises such as Dubai and Singapore. It will be dotted with premium high-rise residences, thereby changing the skyline of Gurgaon. Besides, Global City will also integrate world class infrastructure, retail hubs, commercial zones, entertainment centres, and much more. The mega project will be developed following an investment of around USD 1 billion (INR 8500 crores). It is believed once fully completed, around 1 million residents will live in the Global City.

The overall project will prioritize sustainable development, low carbon footprint, and high-speed transit infrastructure. It will also usher Gurgaon in a new era of knowledge economy by bringing spotlight on developing immaculate R&D centres, laboratories, AI start-ups, fintech enterprises, and much more. It will blur traditional boundaries between institutional, commercial, and knowledge-based investments.

Hitherto, Cyber City and Golf Course Road (GCR) are the prominent commercial addresses of the Gurgaon city. However, these existing spaces will be very small in scope and size in comparison to the Global City. Once operationalized, Global City will be the place where a sizable portion of commercial activities will be centred around. It will be the pulse of Gurgaon's economic growth. The mega project will portray Gurgaon as a hub for technology and innovation, not just in India but on global map. The projects hold a cumulative investment potential of USD 15 billion (INR 1.3 lakh crores)

The project will be developed by HSIIDC (Haryana State Industrial and Infrastructure Development Corporation) in partnership with DMICDC (Delhi Mumbai Industrial Corridor Development Corporation). Already the work has commenced in the first phase of the project in 2023.

While Global City will focus on spectacular buildings & world-class infrastructure, it will also highlight the significance of living a more holistic, integrated, and wellness driven lifestyle. It will emphasize on work, live, and play by offering conducive ecosystem. There will be transit oriented walk-to-work concepts, smart & intelligent infrastructure, networking platforms to render a superior quality lifestyle.

Major Infrastructure Developments in Global City

- * The Global City is spread across ~ 1,000 acres in sector 36 B, 37 A, and 37 B.
- * The idea of Global City was floated in 2019. In 2023, the tenders for the initial phase has been floated.
- * The project is developed under HSIIDC (Haryana State Industrial and Infrastructure Development Corporation.). A total of 940 crores has been earmarked for common infrastructure development.
- * The sub city, which has been designed as per international neighbourhoods in Singapore and Dubai will encompass numerous luxury housing societies, walk to work spaces, commercial offices, and much more.
- * Global city will be linked via Dwarka Expressway to the rest of Gurgaon and NCR.
- * ~550 acres in Global City will be dedicated to developing world class infrastructure, which will comprise broader roadways, metro network, drainage systems, recycling systems, open spaces, cyclist pathways, etc.
- * Global City will be connected with rest of the Gurgaon via rapid transit systems and the recently announced Gurugram- Bawal metro line.
- * A dedicated logistics & communication zone will be built spread across 147 acres. Extensive and seamless transport will be backbone of Global City comprising highways, roadways, metro networks, bus terminals, and much more.



USP of Global City

Mentioned below are some of the key salient features of Global City, Gurgaon

- * A self-sustainable ecosystem, Global City will adopt best international practices of urban development.
- * It will have a total built-up area of around ~ 12 million sq. ft.
- * It will prioritize concepts such as walk-to-work & live-work-play rather than conventional work and live models.
- * As a sustainable urban metropolis project, Global City will integrate green infrastructure, low carbon footprint technology, and multimodal intra city transit systems.
- * Epitomizing the concept of a mini city within city.
- * It will be located in close proximity to Dwarka expressway and Manesar.
- * It will adopt powerful smart technologies, catering to futuristic industries in India.





2017

The inception and conceptualization

2023

The initial tender(s) released

2024

Environmental clearance received by MoEF

2027

The first phase expected to be completed

How Global City will impact

\Gurgaon

Global City will have a profound impact on Gurugram’s property market. It will bring the Millennial City, a step closer to international metropolises such as Singapore, Istanbul, Dubai, Abu Dhabi, etc. It will further give a positive thrust to the luxury property market in Gurgaon with a slew of high rise premium apartments.

Global City is strategically located across Sector and 36 and 37. This brings it in close proximity to the upcoming new urban catchment of Dwarka Expressway. Via the recently expressway, around 33% of the population of Gurgaon will access the Global City easily.

Global city would not just be a residential and commercial hub in NCR but also be the harbinger of innovation, technology, and futuristic industries. It will enable Gurgaon consolidate its position as a thriving epicentre of modern innovation, R&D, big data, AI, IoT, and much more. This will also attract a large number of business enterprises including global conglomerates, tech start-ups, BFSI companies and much more.

Sources

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