

{Sunday}

# Hindustan Times

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## Boosting connectivity across regions

### URBAN EXTENSION ROAD II

76km | Total length  
**54.21 km**  
Delhi section to be inaugurated

₹8,000 crore | Total cost  
**₹5,580 cr**  
Delhi section cost

- To be the third Ring Road of Delhi
- To improve connectivity from Chandigarh to Gurugram and IGI Airport
- Conceptualised as part of Delhi Master Plan Road 2021
- Two million tonne waste from the Ghazipur landfill used in construction

### DWARKA EWAY

29.1km | Total length  
**10.1 km**  
Delhi section to be launched

₹8,61 crore | Total cost  
**₹5,360 cr**  
Cost of Delhi stretch

- To improve connectivity from IGI Airport to UER-II, Gurugram, and Dwarka
- To include a tunnel and an underpass
- Comprises two packages — 5.9km from Shiv Murti intersection near IGI Airport to the Road Under Bridge (RUB) at Dwarka Sector 21 and 4.2km from the Dwarka RUB to the Delhi-Haryana Border



## New routes bring hope for boom in realty, smoother NCR commute

Leena Dhankhar

leena.dhankhar@hindustantimes.com

**GURUGRAM:** With the UER-II being thrown open for public on Sunday, people in Gurugram and adjoining regions hope that it will ease traffic congestion around Delhi, and boost development in a new part of the sprawling but congested National Capital Region (NCR).

Together with the Dwarka Expressway, the project is being billed as a game-changer that could ease traffic on NH-48 and boost access to IGI Airport.

A senior Gurugram traffic police officer said the new corridor is expected to directly benefit local commuters. "UER-II will cut travel time between Gurugram and outer Delhi by offering an alternative to NH-48 and Sohna Road. With freight traffic

diverted from central Delhi, the expressway will also ease peak-hour congestion for thousands of daily commuters heading towards IGI Airport and Dwarka," the officer said.

The corridor includes 190 surveillance cameras and AI-enabled incident detection systems. Officials said the enforcement system is under trial and will begin issuing fines in two weeks.

Sunil Sareen, a resident of Imperial Garden in Sector 102 and deputy convener of the Dwarka Expressway Group Development Authority (DXPGDA), said, "The new connectivity will not only shorten travel time but also bring world-class infrastructure to our doorstep. For residents, it means safer roads, better quality of life, and rising property values; for the region, it signals the start of a new era of opportunity."

The new expressway has already triggered significant real estate activity. Data from Square Yards shows nearly 45,000 housing units were launched along the corridor over the past decade, with 20,000-22,000 already completed.

Property prices in the luxury segment currently range between ₹15,000-17,000 per square foot. Some developers predict further increases once the road opens.

"Areas like Dwarka Expressway and Najafgarh are set to emerge as prime centres for mid- and high-end housing," said Vishesh Rawat, vice-president of M2K Group.

Industry observers say improved connectivity could benefit logistics and warehousing sectors, though the extent depends on how effectively the new road integrates with exist-

ing transport networks.

Vikas Dua, founder and director of Chintamanis, a real estate and jewellery company, said, "This is not just about real estate—it is a connectivity-led growth phase that will shape the region for years to come," he said.

Navdeep Sardana, founder of Whiteland Corporation, said UER-II will give emerging micro-markets along the corridor much stronger access to Gurugram's mainstream hubs, spurring both residential and commercial growth. "The Dwarka Expressway corridor is rapidly becoming one of NCR's most promising destinations. Our flagship project, Westin Residences Gurugram in Sector 103, reflects this progress and sets a benchmark for global standards in urban living. With improved accessibility, the region is poised to redefine modern city living."

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