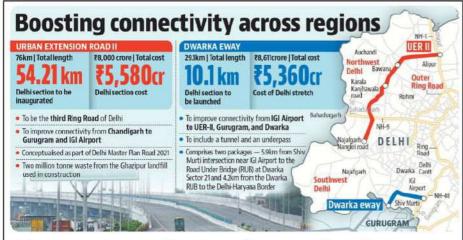
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## New routes bring hope for boom in realty, smoother NCR commute

Leena Dhankhar

GURUGRAM: With the UER-II

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

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A senior Gurugram traffic police officer said the new corridor is expected to directly benefit local commuters. "UEF-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 peakhour congestion for thousands of daily commuters heading towards IGI Airport and Dwarka," the officer said. The corridor includes 190 sur-

rillance cameras and Al-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 sart 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

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 existing 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 micromarkets along the corridor much
stronger access to Gurugram's
mainstream hubs, spurring both
residential—and, commercian
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."

"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.