

Dwarka Expressway, Urban Extension Road-II Boon for Developers, Property Investors



New Delhi, August 18, 2025: Prime Minister Narendra Modi inaugurated the INR 11,000 crore landmark Dwarka Expressway and Urban Extension Road-II (UER-II) on Sunday, a turning point for Delhi-NCR's real estate landscape.

"Delhi is witnessing a development revolution. The Dwarka Expressway and Urban Extension Road will boost public convenience in Delhi-NCR," Modi said.

The Delhi section of the Dwarka Expressway, developed for INR 5,360 crore, comprises a 5.9-km stretch from Shiv Murti intersection to Dwarka Sector-21 and a 4.2-km stretch extending to the Delhi-Haryana border. The INR 5,580-crore UER-II corridor, which extends from Alipur to Dichaon Kalan, links NH-44 with NH-48.

The travel time from the Singhu border to the IGI Airport will decrease from almost two hours to just 40 minutes, goods movement across NCR will be easier and vehicular pollution will reduce. The two projects are part of the road transport ministry's INR 50,000-crore plan to decongest the Capital and improve regional connectivity.

For developers and property investors, the connectivity is a blessing. Along the Dwarka Expressway, property values have roughly doubled over the past four years with 3BHK flats surging from INR 1.8 crore in 2022 to INR 2.6-4 crore in 2024. The prices are expected to increase further by 15-20 per cent.

UER-II is Delhi's emerging third ring road, drastically reducing travel time—for instance, reducing the Delhi airport commute from nearly two hours to about 20 minutes from the Kundli border.

Real estate watchers are focused on emerging micro-markets, like Sonipat, Panipat, Kundli and the Gurgaon-Delhi corridor. These locales will gain ground as affordability diminishes in central areas and accessibility becomes the prime value driver.

Vishesh Rawat, VP and Head of Marketing, Sales and CRM, M2K Group, said, "This project will completely transform the real estate landscape of Najafgarh, Dwarka Expressway and the surrounding areas."

Once regarded as emerging hubs, these locations are now set to become prime centres for mid- and high-end housing in future. Buyers will have the opportunity to secure excellent locations at competitive prices with the potential for these properties to appreciate to premium values in the future.

