

Publication	Day & Date	Edition
Magicbricks.com	Thursday, August 01, 2013	International




[Property News](#) | [Featured stories](#) | [Industry buzz](#) | [Expert corner](#) | [Rates & trends](#) | [Legal & taxation](#) | [Home loan](#) | [Real Estate News](#) | [SEARCH](#)

[Delhi NCR](#) | [Mumbai](#) | [Bangalore](#) | [Hyderabad](#) | [Chennai](#) | [Kolkata](#) | [Ahmedabad](#) | [Other cities](#) | [Commercial real estate](#) | [Real Estate 2013](#)

You are here: Home » Property News » Delhi NCR real estate news

Link road will enhance the prospects of real estate in Ghaziabad

Aug 1, 2013, 12:22PM IST

Article

Read More: [ghaziabad development authority \(GDA\)](#) | [property news Delhi/NCR](#) | [real estate news Delhi/NCR](#) | [residential property news Delhi/NCR](#)

3

1

0

0

Recommend

Tweet

+1

Comments

Raj Nagar Extension
www.gulmohurgarden.com - Ready to move flats
Gulmohur Garden in Raj Nagar Extension @ 9811643456

Ads by Google



Delhi/NCR

Ghaziabad's **realty market** has got a big boost from one more connectivity project. Resumption of work on the 22km-long link road between Greater Noida and Ghaziabad has raised hopes of developers and buyers in both the areas, as the link road connects the buzzing Zeta sector in Greater Noida with the Vijay Nagar bypass on NH-24.

In fact, the road from Greater Noida up to NH 24 is already completed, benefiting hugely the residents of Crossings Republik, who now can reach NH-24 bypassing the congestion of Vijaya Nagar and go on to Sector 62 of Noida in 20 minutes. It will also add attraction to Greater Noida West, as the driving time from here to NH-24 will now come down to around 10 minutes.

The development comes under the Ghaziabad Development Authority (GDA) area and is a breakthrough in inter-regional connectivity. This link road will answer the worries of people commuting from Noida to Ghaziabad and will help share the load of traffic on NH-24 and also reduce the travel time. Like any other expressway or connectivity point, this link road has also elicited the interest of developers with many of them already lining up projects along this stretch and making it one of the future options for homebuyers.

Developers like Wave Infratech, SARE Group, LandCraft, SVP, Gardenia, Ajnara, Gulshan Homz, Prateek, Amrapali, Supertech, Gaursons, Antriksh Group, Ashiyana Housing, ABCZ Builders, etc, are already talking about good appreciation in properties rates in areas around this stretch.

The completion of link road from Greater Noida to NH-24 has already led to appreciation of the price in Crossings Republik and Greater Noida West by around 30%. When the road is completed up to Ghaziabad, and the NH-24 is widened to eight lanes as planned, the connectivity to Ghaziabad will increase considerably. This, many think, will lead to price appreciation by another 25% in the area in due course.

A senior GDA official said: "There has been a constant endeavour from the authorities and developers to address the problems of this region. This link road connectivity has been taken up and comes alongside the recent opening of two underpasses on NH-24 – one near Kala Patthar and another near CISF Chowk. These two underpasses were developed under the PPP model with Crossings Infrastructure Pvt Ltd having contributed towards the construction."

DECORATE, INNOVATE & RENOVATE

BATH FITTINGS & SANITARYWARE | KITCHEN | FLOORING

Get Started Now! [decor.magicbricks.com](#)

DECOR | [magicbricks.com](#)
India's No.1 Property Site

Featured Today in Delhi NCR



DDA to allow construction of houses in industrial areas

Recent Topics

Most Viewed

Most Discussed

Delhi NCR | Entire Website

- DDA to allow construction of houses in industrial areas
- NRIs show interest in industrial plots in Gurgaon
- Industrial colony on de-notified SEZs in Gurgaon
- Haryana approves 'affordable housing policy'
- 1BHK units sell most in Jogeshwari East, Mumbai
- 'Expansion in NCR won't bring down prices in Gurgaon, Noida'
- Noida-Greater Noida Expressway is a good bet
- Ghaziabad: Vaishali and Crossings Republik topple Indirapuram
- Greater Noida West offers ample choices to middle-class homebuyers
- Will inclusion of distant towns in NCR help?

Hot Stories

- Under fire, Antony to make fresh statement in Parliament
- Radia tapes more serious than 2G scam, Supreme Court says
- Global giants look to invest Rs 50,000 crore in

A senior GDA official said: "There has been a constant endeavour from the authorities and developers to address the problems of this region. This link road connectivity has been taken up and comes alongside the recent opening of two underpasses on NH-24 – one near Kala Patthar and another near CISF Chowk. These two underpasses were developed under the PPP model with Crossings Infrastructure Pvt Ltd having contributed towards the construction."

People moving from Kala Patthar to Noida used to cross Noida's Sector 58 traffic signal on NH-24, which used to result in huge traffic jams. Now people can reach Noida without facing the traffic problem. Traffic problem was also faced by people moving from Indirapuram to Noida's Sector 58, where they had to cross two signals. Now, with the underpass at the CISF Chowk, this problem has been solved.

"Of course, this is a welcome decision of the authorities concerned and, finally, the long wait for a road connecting Greater Noida (Zeta sector) and Ghaziabad (Vijay Nagar bypass) is coming to an end. The decision is expected to boost the real estate industry in the region with improved connectivity and the time of commuting this 22km stretch reduced to just 20 minutes," the official said.

The much-awaited connecting road between Ghaziabad and Greater Noida will help enhance the prospects of real estate industry in the region and put these areas on a par with other hot realty destinations in and around the region.

Vijay Jindal, CMD of SVP Group, says: "Once complete, the areas that are most likely to benefit from this link road would include Greater Noida and Ghaziabad; this can potentially help in projecting the whole region as a residential hub. These areas are already dotted with projects by developers and we foresee a spurt in both commercial and residential projects, especially in Greater Noida, where a large number of 2- and 3BHK economy apartments are already under construction."

Rakesh Yadav, MD of Antriksh Group, says: "Scores of people travel between Noida, Greater Noida, and Ghaziabad and regularly face traffic bottlenecks on NH-24. The forthcoming link road will reduce travel time for people commuting in this region. We are glad that the authorities are now trying to give shape to the master plan roads and this will definitely boost the real estate market in this region."

"This is all due to the local people who mounted pressure on the authorities to clear the connecting road between Greater Noida and Ghaziabad. Work has already resumed and this connectivity will definitely boost the prospects of both the areas as this will be a direct road connecting the two cities," Vijay Jindal of SVP Group says.

Prashant Tiwari, MD of Prateek Group, says: "This link road will be very good for both the developing areas. People who have invested in areas like Crossings Republik on NH-24 will benefit immensely as this project will not only enhance connectivity but also ease traffic."

"Resumption of work on the 22km-long road between Greater Noida and Ghaziabad will have a positive impact for buyers who have bought into the [properties](#) that many developers have already started along this enormous stretch connecting Greater Noida and Ghaziabad," Dujender Bhardwaj, director of ABCZ Builders, says.

Impact on realty market

This link road will help areas, especially Greater Noida West, Crossings Republik, and projects like Wave City, SARE Homes, Antriksh Sanskriti, etc, retain the distinction of being real estate hubs. Until recently, people were getting restive about the increasing congestion here and the market sentiment about these places had taken a hit.

These fast-paced infrastructure developments in Ghaziabad and Greater Noida have ensured that these two places remain among the favourite real estate destinations in the NCR.

Another developer, welcoming the development, said: "This will raise the land rates exponentially along this route and in surrounding areas. But more important, this will create optimism about the feasibility of crucial infrastructural projects that have been languishing for long."

Source: Times Property, The Times of India, Delhi/NCR

- › [Under fire, Antony to make fresh statement in Parliament](#)
- › [Radia tapes more serious than 2G scam, Supreme Court says](#)
- › [Global giants look to invest Rs 50,000 crore in chip-making in India](#)
- › [CBI arrests Micromax promoter, executive on charge of bribing civic officials](#)

Get Latest Property News Updates

Subscribe by RSS feed or by e-mail address to receive latest news and updates

 [Subscribe by RSS feed](#)

 [Sign Up](#)