

ZONE OF GREAT OPPORTUNITY

or commercial as per zoning, units in this area can be sold for anything between ₹3000 and ₹5000 per sq ft. The L Zone is expected to contribute around five to six lakh dwelling units that will include both group housing and townhouses.

In the green belt area, some 20 to 80% land has already been acquired. Some areas have already seen 100% appreciation, claims Raghuraj Dayal, a land aggregator in the area. Many investors have bought land parcels, some as much as 200 acres, in



Jhatikara, Dhansa, Ghumenhera, Kanganheri, Raghopur,

Nanakher etc for ₹60 lakh per acre to ₹80 lakh per acre a year ago. The current price in these areas is anything between ₹1.3 crore to ₹5 crore.

There is huge advantage to be gained if you invest in Zone L. Many villages earmarked as green belt are close to Gurgaon's sectors 104, 107, 108, 110 and 111 and are located left of the Najafgarh drain that runs along the green belt villages, says Pankaj Dayal of Tattva Infraprojects Pvt Ltd. The Delhi government is developing the Haritima Tourist Complex in Kanganheri for setting up an adventure sports complex and an eco park. DDA is coming up with

a state-of-the-art 18-hole golf course spread over 173 acres in Dwarka, a second diplomatic enclave is to be developed as part of Dwarka Phase 2, the Indira Gandhi International Airport is close by, two roads UER1 and UER2 have been proposed to run along this zone.

A four-lane road from Dwarka to Dhansa-Badli-Jhajjar has been proposed. The project will cost ₹230 crore. This 43 km road will start from Jhajjar in Haryana, pass through Badli, the Dhansa regulator towards Najafgarh and Dwarka Mor. At present, this road is a 19 km, two-lane stretch from Jhajjar to

Dhansa regulator and a 25 km single stretch from Dhansa regulator to Dwarka Mor. Both Delhi and Haryana governments have given approval to the project.

Under the zonal plan of Zone L, almost 900 acres have been earmarked for a water reservoir. Buyers desirous of buying land in the area ought to seek advice and make sure that the land they are planning to buy will not get acquired or sub-merged. They also need to keep in mind that about 15% of the area in this zone is earmarked for public and semi public facilities.

Also, the water in the area is brackish and the water

table is around 80-150 ft deep. The zone is expected to accommodate two to five million people, something that may put enormous pressure on infrastructure in the future. The current population in the area is 7,50,000.

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