



Dharuhera, located on NH-8, is an evolving residential-cum-industrial hub that offers a perfect mix of great connectivity and excellent infrastructure. **RAVI KUMAR MANGALAM** writes

Dharuhera: Perfect DESTINATION FOR REALTY

Dharuhera is the fastest growing industrial town on the outskirts of Delhi and real estate experts say it is the future growth centre of north India.

Dharuhera is located on NH-8, the busy Delhi-Jaipur Highway, and is on an hour's drive from the IGI airport and only 27km from Gurgaon.

It is the second largest industrial hub in India and a report says that around 4,800 industries are either operational or under development here.

With several residential projects coming up here to cater to the industrial work force, real estate consultants say the town is likely to have around 17,000 residential units in the next three years.

Ajay Mangal, director and CEO of MG Housing, says: "The government of Haryana has ambitious plans to develop Dharuhera as the next big satellite city in the region, as this new realty hub is surrounded by well-developed and prosperous industrial areas like Gurgaon, Manesar, Bilaspur, Rewari, Bawal, RICCO Bhiwadi, Khushkhera, Chopanki, Tapukara, and Neemrana."

Dharuhera is becoming a popular real estate destination as it enables residents avail the same world-class facilities in the new and developing residential projects without too much noise and pollution of a metro city. Also, its strategic location helps residents stay connected to prime centres of the NCR. The success of Gurgaon has a lot to do with NH-8 and, today, the story is being repeated all along the same national highway with the developments having now spread as far as Alwar, Manesar, and Dharuhera.

"The town is only 300 metres away from NH-8 with direct access from NH-8 (Delhi-Jaipur Highway) on the one side and the 75-metre-wide Dharuhera-Bhiwadi-Alwar Highway from the other side," Mangal said.

Also, KMP Expressway that connects NH-1, NH-10, NH-8, and NH-2, bypassing Delhi, is nearing completion and is in close proximity to the town.

Aditya Gupta, executive director of MG Housing, says: "Some of the forthcoming mega infrastructural projects in



north India are in close proximity to the town and include Delhi-Mumbai Industrial Corridor (DMIC) and Regional Rapid Transit System (RRTS) Rail Corridor (the extension of Delhi Metro along Delhi-Gurgaon-Dharuhera-Alwar)."

Developers and promoters have in fact smelled opportunity on this whole stretch and have moved to places as far as Jaipur.

MG Housing (MGH) is coming up with Anandam Estate, a fully integrated, low-density, plotted residential township in Sectors 19 and 24 of Dharuhera.

"The firm has already received the licence and layout plan from the director, town and country planning (DTCP), Haryana," Gupta said.

USPs of Anandam Estate

- ▶ The township is surrounded by 50-acre Huda park
- ▶ 0km from the proposed RRTS
- ▶ Offers wide range of plots from 150 sq yards to 360 sq yards; floors and villas also available
- ▶ Essential facilities like ground water supply, sewerage system, storm water, electric network, etc, are hidden underground
- ▶ Residents will find their houses surrounded by peripheral greens, parks, and recreational area
- ▶ Commercial complex and retail shops, clubhouse, regulated entry-exit points, 100% CCTV monitoring

- ▶ Gravel pathways, water bodies, roads with high-quality riding surfaces
- ▶ The project is within Transit Oriented Development (TOD), which means high density residential and commercial areas adjoining the proposed Metro station

