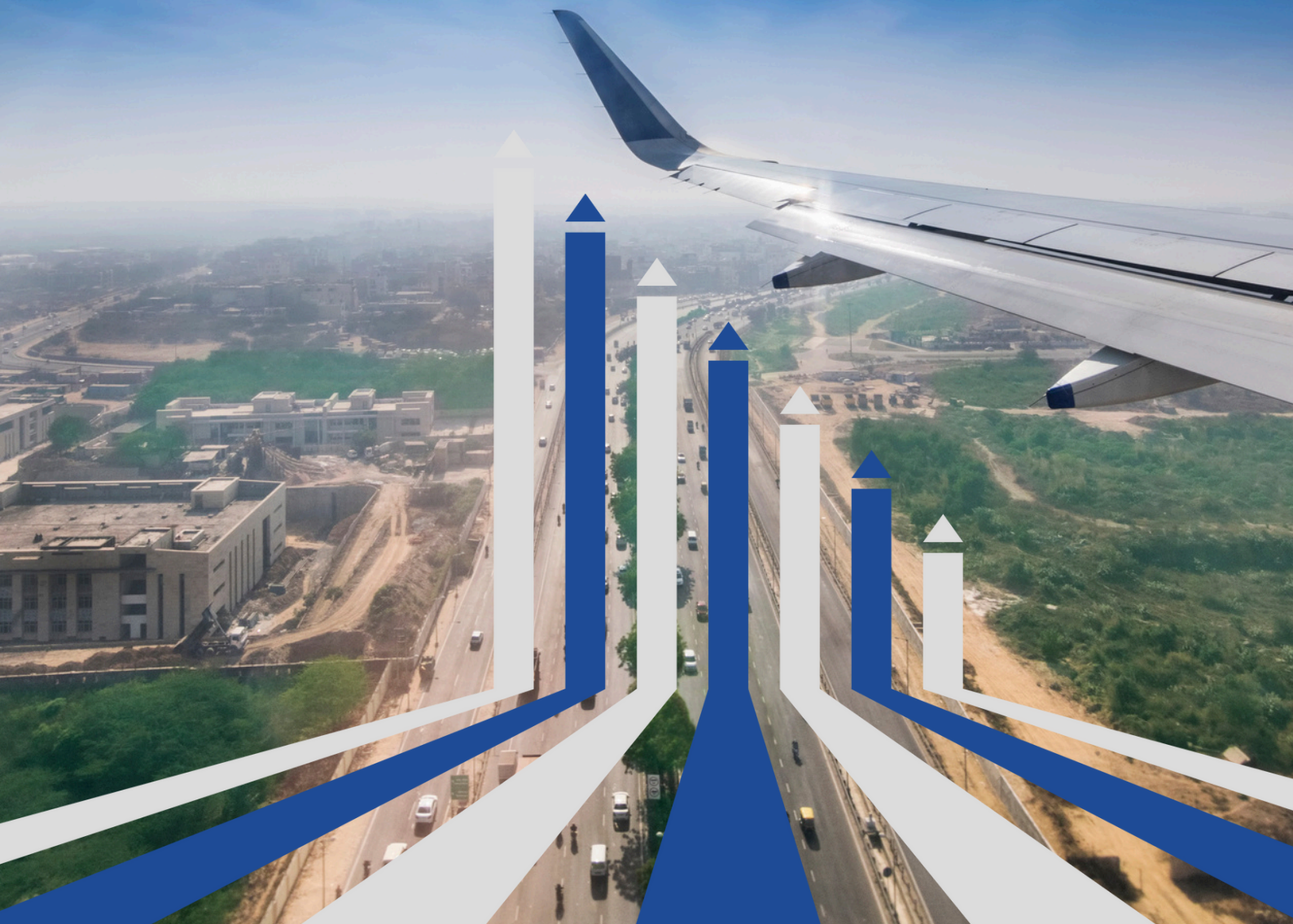


GROWTH CORRIDOR

The Northern India is fast becoming the hot bed of premium and affordable residential market. As one moves a little ahead of Delhi, the once-sleepy stretch between Sonipat and Panipat, is now emerging as the growth corridor of sorts for the real estate sector.





Research & Reports

DESCRIPTION

Research & Reports (R&R) is an independent entity that aims to create a credible ecosystem which is fact-based, data driven and analysis-laden within the ever-growing Indian real estate growth story.

R&R team is dedicated to bringing the actual reality of realty to buyers and sellers alike. The R&R reports decode the complex world of real estate and empower the stakeholders with key insights to take the right decisions.

R&R is an independent research wing of Rise Infraventures Limited.

VISION

R&R stands for transparency and sustainable approach leading to a creation of world class infrastructure and consistent growth in real estate in India.

MISSION

Our mission is to provide independent, unbiased research and reports on real estates trends, movements and practices. We support transparent buying and selling experiences which align to public policy, and, as a result deliver RERA approved standard transaction process throughout the nation.

The best of both the worlds!

The real estate market in the Sonipat-Panipat region of India has witnessed significant growth and transformation over the past few years. Located in close proximity to Delhi, this region has emerged as a hotspot for real estate development due to various factors such as its strategic location, infrastructural developments, and growing industrial and commercial activities in this zone.

One of the key drivers of the real estate market in Sonipat-Panipat is its proximity to the national capital, Delhi. Being situated in the National Capital Region (NCR), these cities have benefitted from the spillover effect of Delhi's rapid urbanisation and population growth. The urban working professionals are always looking for holistic and affordable housing options outside Delhi, and Sonipat-Panipat fit the bill as these cities offer relatively competent property prices compared to the national capital. Besides, these cities still have their 'natural' feel intact, making people enjoy the best of both the worlds. With quality developers offering best of amenities, the stretch has witnessed immense traction in the last few years, making it a sought-after stretch for all those who want to have the taste of quality life at affordable prices. A win-win for all. indeed!

Here's a closer insight!

Vishesh Prakash
Head, R&R



A HUGE SHOUT OUT!

The R&R survey was conducted amongst respondents spread across Delhi-NCR, with a healthy mix across genders, age groups, professions and income groups. Here's a break-up across various parameters of all those who voiced their opinion.

Infrastructure development has played a crucial role in shaping the real estate landscape of Sonipat and Panipat. The region has witnessed the development of highways, expressways, and other transportation networks, which have improved connectivity and accessibility. The Kundli-Manesar-Palwal (KMP) Expressway and the Eastern Peripheral Expressway have significantly reduced travel time between Sonipat-Panipat, and other parts of the NCR, making it an attractive destination for real estate investment. Moreover, the establishment of industrial corridors and special economic zones (SEZs) in the vicinity has led to an influx of industries and businesses. This has created employment opportunities and stimulated housing demand, thereby driving the real estate market. With the presence of industrial hubs like Kundli, Rai, and Panipat, there is a growing demand for industrial and commercial spaces here.

Residential real estate development in Sonipat-Panipat has primarily focused on providing affordable housing options to middle-income homebuyers. Gated communities, integrated townships, and affordable housing projects have proliferated in the region to cater to the housing needs of the burgeoning population. Additionally, there has been a rise in demand for plotted developments and independent houses, especially among those looking for more space and customisation options.

THE REAL ESTATE MARKET IN SONIPAT-PANIPAT IS GROWING EXPONENTIALLY, THANKS TO VARIOUS POSITIVE FACTORS THAT ARE AT PLAY HERE





The ever-evolving landscape of infrastructure development here has witnessed a groundbreaking shift with the introduction of the Delhi-Panipat Rapid Rail Corridor project. This ambitious initiative not only promises to redefine transportation, but also carries significant implications for the real estate sector in the thriving cities of Sonipat and Panipat, and the surrounding areas. With reduced travel time and improved accessibility to the national capital, Panipat-Sonipat is poised to become a preferred residential destination for those seeking a balance between urban amenities and a serene environment.

Besides, the commercial real estate sector in Sonipat-Panipat is also witnessing steady growth, driven by the demand for office spaces, retail outlets, and commercial complexes. With the increasing population and rising disposable incomes, there is a growing demand for shopping malls, entertainment zones, and multiplexes in the region where people want to indulge, splurge and live life king-size.

In conclusion, the real estate market in Sonipat-Panipat presents lucrative opportunities for investors and developers alike. With its strategic location, infrastructural developments, and growing economic activities, the region is poised for continued growth in the years to come. However, stakeholders need to navigate challenges effectively and adapt to changing market dynamics to capitalise on the region's potential.



**WHETHER IT'S
RESIDENTIAL OR
COMMERCIAL REALTY,
THIS REGION OFFERS
A CONDUCIVE
ENVIRONMENT FOR
LUCRATIVE REAL ESTATE
INVESTMENTS**

PANIPAT

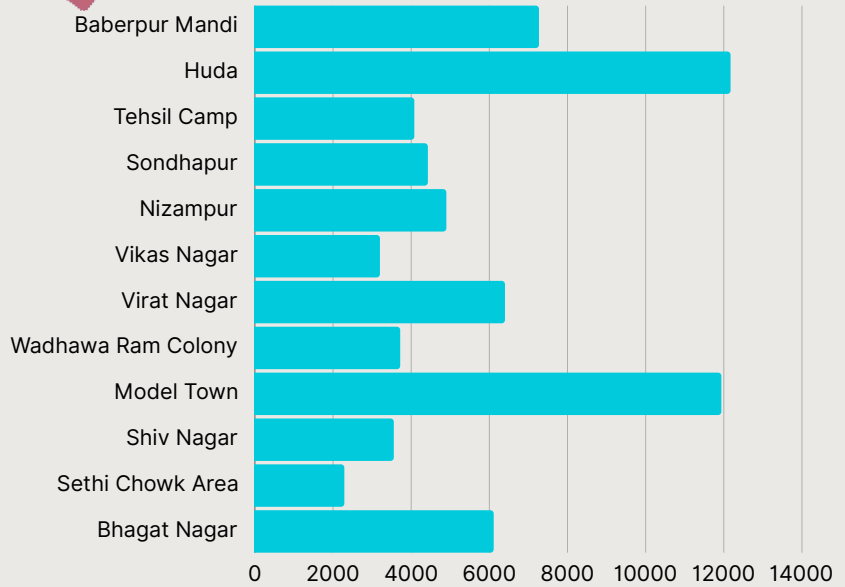


Panipat, also known as the ‘City of Weavers,’ has enjoyed popularity over the years because of its handloom market. However, the rapid urbanisation in the city has given it another reason to grab the limelight.

The city chosen for smart living...

Panipat has witnessed substantial infrastructural development, including improved road connectivity and the presence of the KMP Expressway. The planned Kundli-Manesar-Palwal High-Speed Rail Corridor further enhances connectivity within the region.

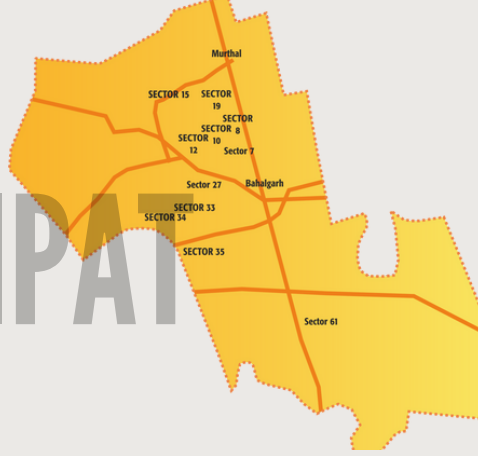
Panipat’s geographical positioning as a transit hub ensures excellent connectivity to northern states. This makes it an attractive destination for businesses, industries, and professionals seeking well-connected cities for work and living.



WITH GROWING INFRASTRUCTURE, PROPERTY PRICES ARE RISING HERE, OFFERING INVESTORS THE POTENTIAL FOR CAPITAL GAINS



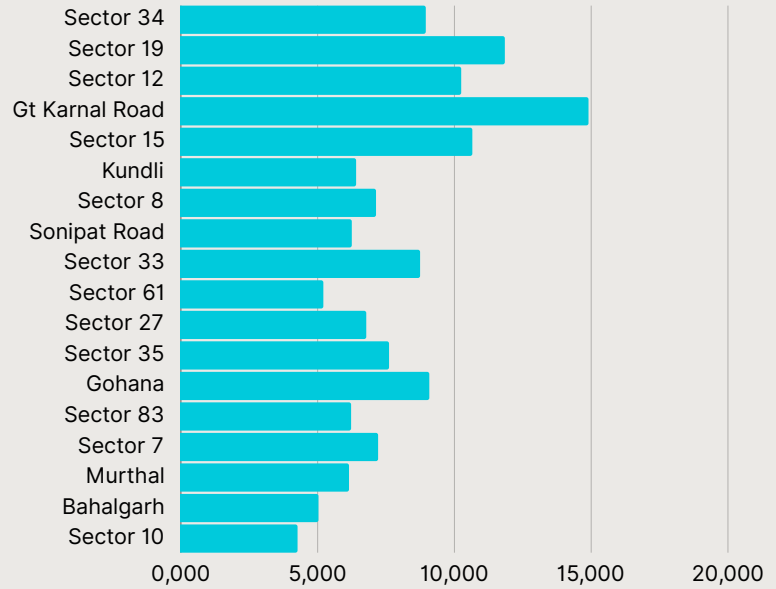
SONIPAT



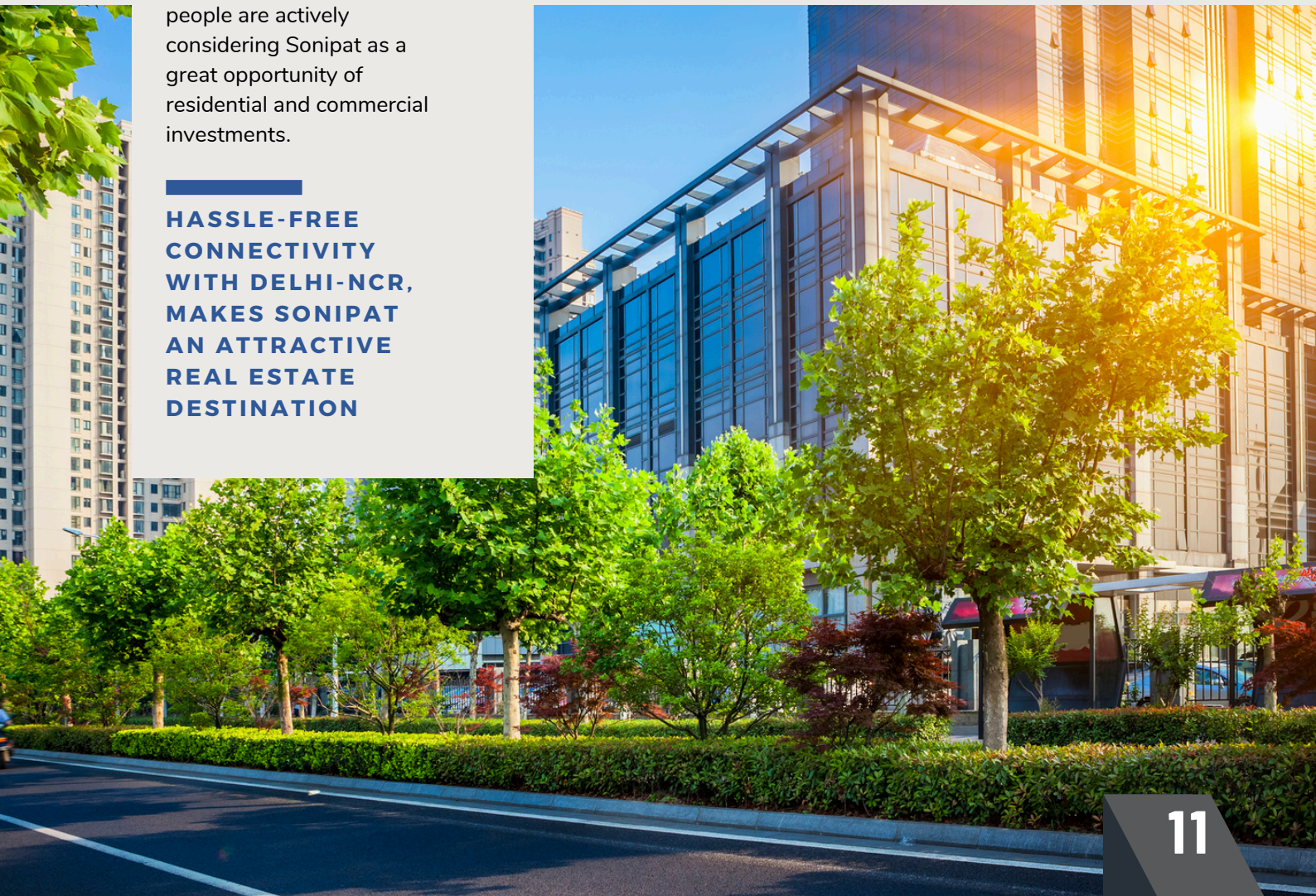
Owing to its seamless connectivity with Delhi NCR, industrial prowess, best in class social infrastructure and planned connectivity upgrades, Sonipat has the potential to be the realty hub of the future.

An emerging real estate star...

Included under the National Capital Region (NCR), Sonipat is around 50 kms from Delhi and holds immense real estate potential. Excellent connectivity to the highways and an industrial agglomeration in the vicinity provide a conducive environment for real estate growth in the area, both residential and commercial. Besides, with rising congestion in nearby cities, and the low cost of living, people are actively considering Sonipat as a great opportunity of residential and commercial investments.



**HASSLE-FREE
CONNECTIVITY
WITH DELHI-NCR,
MAKES SONIPAT
AN ATTRACTIVE
REAL ESTATE
DESTINATION**



The Big Influencers:

The real estate market in Sonipat-Panipat is influenced by several key factors that contribute to its growth, and makes it attractive for all stakeholders involved.

Location Advantage

Situated in the National Capital Region (NCR) of India, Sonipat-Panipat enjoys proximity to Delhi, which is a major driver for its real estate market. The strategic location offers easy access to the national capital and its economic opportunities while providing a relatively quieter and more affordable living environment compared to Delhi.

Industrial Growth

Sonipat and Panipat are witnessing rapid industrialisation, with the establishment of industrial corridors, special economic zones (SEZs), and manufacturing hubs. This industrial growth creates employment opportunities and drives demand for residential, commercial, and industrial real estate in the region.

Affordable Housing

The region offers relatively affordable housing options compared to Delhi and other parts of the NCR. This affordability attracts homebuyers, especially middle-income families and young professionals, who seek quality housing at lower prices. Developers have responded to this demand by launching affordable housing projects, gated communities, and integrated townships.

Educational Edge

Sonipat and Panipat are home to several educational institutions, including colleges, universities, and schools. The presence of reputed educational establishments attracts students, faculty, and staff, leading to a demand for rental and residential properties in the vicinity.

Infrastructure Development

The construction of highways, expressways, and dedicated freight corridors, such as the Kundli-Manesar-Palwal (KMP) Expressway and the Eastern Peripheral Expressway, has reduced travel time to Delhi and other parts of the NCR. Improved infrastructure not only benefits residents but also attracts investors here.

Commercial Development

The growing population and increasing disposable incomes have fueled demand for commercial spaces, retail outlets, and entertainment centers. Developers are capitalising on this trend by building shopping malls, multiplexes, and office complexes to cater to the needs of residents and businesses in this entire region.

Favourable Policies

Government policies and incentives promoting urbanisation, industrial growth, and infrastructure development play a significant role in shaping the real estate market in Sonipat and Panipat. Initiatives such as 'Housing for All', and incentives for affordable housing projects provide impetus to the sector and encourage investment in this once-sleepy township of Northern India, which has now become a hotspot.

Blast from the Past

Panipat holds historical significance as the site of three major battles in Indian history. This heritage tourism potential, coupled with cultural attractions in the region, contributes to the overall appeal of Sonipat-Panipat as a destination for real estate investment and development.



**SONIPAT-PANIPAT
IS BECOMING A
HUB FOR ALL
THOSE WHO SEEK
QUALITY LIVING
AT AFFORDABLE
RATES**

The last word

Strategic location, rapid infrastructure development, growing industrial and commercial hubs, affordable housing options, and government support make Sonipat-Panipat an attractive destination for real estate investment. Investors stand to benefit from the region's potential for capital appreciation, rental income, and long-term growth opportunities in both residential and commercial segments.





Research & Reports

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