



Delhi NCR Real Estate & Infra Monthly Digest July 2025 Edition

*Curated updates on real estate trends, infrastructure progress,
and policy developments across the Delhi NCR region.*

Top Headlines This
Month

Infra & Connectivity
Highlights

New Launches &
Developer Buzz

Market Trends: July
2025 Snapshot

Policy & Regulation
Watch

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Top Headlines This Month

Delhi Master Plan 2041 Nearing Final Approval

- The DDA has submitted the revised **Master Plan 2041** for central approval.
- Key highlights:
- Emphasis on *Transit-Oriented Development (TOD)*.
 - Major incentives for *green housing* and *redevelopment of brownfield sites*.
 - Strong push for *affordable housing* in peripheral zones (e.g., Narela, Najafgarh).

Dwarka Expressway Fully Operational by August 15

- NHAI confirms the long-awaited **Dwarka Expressway** will be fully open before Independence Day.
- Impact:**
- Property prices in **Gurgaon sectors 102–113** already up 8–10% over Q1.
 - Developers like DLF, Shapoorji Pallonji, and ATS planning new launches.

RRTS Phase 1 (Delhi–Meerut) Begins Commercial Trials

- The **Rapid Rail (RRTS)** is in advanced testing.
- Expected full rollout:** October 2025.
- Travel time: **82 km in 55 minutes**.
 - Real estate surge seen along key stops: Ghaziabad, Muradnagar, Modinagar.

New Launches & Developer Buzz

DLF Launches 'Midtown Enclave' in Moti Nagar



- 3 & 4 BHK luxury units
- Early bookings show strong NRI demand
- Launch price: ₹23,000/sq.ft

AIPL Expands in Sector 62, Gurgaon



- High-street retail + office mix
- Targeting tech and finance occupiers

Signature Global Plans IPO-Funded Expansion



- Focus on affordable/mid-income housing in Sohna & Dwarka Expressway sectors
- 4,000+ units planned over next 12 months

Market Trends: July 2025 Snapshot

Zone	Avg Price (per sq.ft)	1-Month Change	1-Year Change
Gurgaon – Golf Course Ext.	₹16,800	+1.5%	+10.2%
Noida – Sector 150	₹9,400	+2.1%	+13.5%
South Delhi – GK, Panchsheel	₹26,000	-0.5%	+6.0%
Faridabad – Neharpar	₹4,700	+3.3%	+15.2%

Rental Yields in newer micro-markets like **New Gurgaon, Noida Expressway, and Greater Faridabad** continue to rise, averaging **3.8%–4.5% annually**

Infra & Connectivity Highlights

Project	Status	Update
Noida International Airport (Jewar)	Phase 1 – 75% Complete	Terminal building structure done. First flights expected by Q2 2026 .
Urban Extension Road-II (UER-II)	Final Stretch Underway	Will link NH-1 to NH-8 via outer Delhi. Game-changer for Rohini, Dwarka, and Najafgarh.
Delhi Metro Phase 4	Multiple corridors under execution	Tughlakabad to Aerocity line to open early 2026; boosts connectivity to IGI T3.
Greater Noida Data Center Hub	Construction boom	Hiranandani, AdaniConnex, and NTT building massive campuses.

Policy & Regulation Watch

- **UP-RERA** issues new circular mandating quarterly project disclosures for all developers.
- **Delhi Jal Board** rolls out policy to mandate **rainwater harvesting compliance** in all new projects >500 sqm.
- **New floor area ratio (FAR)** incentives offered for green-certified commercial buildings across Noida and Gurgaon.

Expert Corner

*“With connectivity-led infra reaching maturity and smart city initiatives expanding, the **next 2 years will define investor sentiment across NCR**. Suburban growth is inevitable—but so is the demand for compliant, future-ready developments.”*

— S Kulkarni, Hectare Real Estate Advisors

Upcoming Events

- **PropTech India 2025 – Gurugram** | July 26–28
Focus: AI, data analytics, and sustainability in Indian real estate
- **Smart Mobility & Infra Expo** | August 2–4, Pragati Maidan
Delhi Metro, RRTS, and EV infra on display

Spotlight Locality of the Month: Sector 79, Gurgaon

-  Proximity to Aravallis, Golf Course Road Ext.
-  Low-density master planning
-  New launches from Godrej, M3M, and Bestech
-  Capital appreciation of 14% YoY