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Realty stays resilient as developers in Gurgaon bet big on luxury housing projects

Rao Jaswant Singh

Gurgaon: Premium residential projects are giving a fillip to the real estate in the city. Gurgaon's Real Estate Regulatory Authority (Rera) approved 51 real estate projects during the Jan–June 2026 period, involving investments of nearly Rs 34,000 crore.

The projects approved during the first half of the year comprise 16,727 units, including 15,403 residential units, 1,084 commercial units and 240 industrial units, according to data released by the regulator. The figures reflect sustained investor confidence and reinforce the city's position as one of India's largest luxury and branded residential markets.

According to the authority, 11 of the 51 approved projects alone account for investments of nearly Rs 25,000 crore, underscoring the increasing scale of premium residential developments being launched in the city. Founder of Whiteland Corporation Navdeep Sardana told TOI, "The scale of investments approved in the first six months indicates that developers remain confident about Gurgaon despite evolving market conditions."

The regulator said Gurgaon continues to attract some of the country's leading real estate developers, with high-value residential launches reflecting sustained demand from both homebuyers and institutional investors. It attributed the market's resilience to improved regulatory oversight, faster approvals and stronger compliance standards that have enhanced transparency in the sector.

The approvals come after a robust 2025, when Rera cleared 131 projects with a cumulative investment of around Rs 87,000 crore, making Gurgaon one of the country's most active real estate markets.

HRera chairman Arun Kumar said, "The authority has undertaken several institutional reforms aimed at strengthening project governance and improving consumer confidence. These include rigorous scrutiny of information submitted by developers at the registration stage, mandatory site inspections by domain experts before project approvals, compulsory filing of quarterly progress reports (QPRs) and mandatory public notices inviting stakeholder feedback prior to project registration."

According to the regulator, these measures are intended to improve transparency, ensure greater accountability among developers and enhance regulatory compliance across the sector. Rera also said it has significantly reduced the backlog of consumer complaints by streamlining its dispute resolution mechanism, enabling faster disposal of cases and providing quicker relief to homebuyers.

With residential projects accounting for more than 92% of the approved units during the first half of 2026, Gurgaon remains the preferred destination for developers targeting the upper-mid and luxury housing segments, while the regulator's emphasis on compliance and transparency is expected to further strengthen buyer confidence and support future investments.

Industry experts say the latest approval figures suggest that large-scale investments continue to be concentrated in the city despite broader market moderation in some regions. "Infrastructure upgrades, corporate expansion and rising demand from high-net-worth buyers are driving the next phase of growth. With greater regulatory transparency and stronger compliance, buyer confidence has improved significantly, supporting long-term investment in the market," Sardana added.