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Greater SPR to accelerate Gurugram's real estate growth; ₹986 crore compensation paves the way for infrastructure-led expansion

By NS

Gurugram: Gurugram's real estate sector is poised for another phase of growth as the Haryana government moves forward with the land acquisition process for the proposed Greater Southern Peripheral Road (Greater SPR). The announcement of compensation rates for six villages, involving a total payout of approximately ₹986 crore, marks an important step towards advancing the infrastructure project, which is expected to significantly improve connectivity across Gurugram and surrounding areas.

The land acquisition department has finalised compensation rates ranging from ₹4.92 crore to ₹8.25 crore per acre for six villages. Badshahpur has received the highest compensation at ₹8.25 crore per acre, followed by Maidawas at ₹6.17 crore, Behrampur at ₹5.26 crore, Dhumaspur at ₹5.19 crore, Ullawas at ₹4.96 crore and Kadarpur at ₹4.92 crore per acre.

Approximately 160 acres are being acquired by the department on behalf of the Haryana Shahari Vikas Pradhikaran (HSVP), involving a total compensation of around ₹986 crore. Another 116 acres required for the road have already been transferred to the government in exchange for transferable development rights (TDRs).

Leading developers expand their presence with new launches

The growing confidence in Gurugram's real estate market is reflected in the recent project launches and development plans of leading developers.

DLF Limited's The Aureva in Sector 63 achieved a complete sell-out of 172 residences, generating sales of approximately ₹1,985 crore. BPTP launched Downtown 66 in Sector 66, featuring 504 luxury residences, while Pioneer Urban introduced ALURA, an ultra-luxury serviced residences project in Sector 62. Whiteland Corporation has a strong presence along the SPR corridor with projects including The Aspen, The Aspen Iconic and Blissville in Sector 76. Anant Raj Limited's 220-acre Anant Raj Estate, including The Estate Residences, directly abuts the proposed road, positioning the township to benefit significantly from improved connectivity and accessibility.

Infrastructure development to strengthen Gurugram's real estate landscape

For Gurugram, the Greater SPR represents more than another road infrastructure project. It has the potential to improve connectivity between key residential catchments, commercial hubs and employment

centres, while providing additional alternatives to existing arterial roads.

The project is also expected to benefit locations across the Southern Peripheral Road, Golf Course Extension Road and adjoining areas, subject to the final alignment and execution of the proposed road network.

Greater SPR could unlock new real estate micro-markets

From a real estate perspective, the Greater SPR could emerge as an important growth driver by improving connectivity between residential locations that are currently dependent on a limited number of major road networks.

What real estate developers say

Aman Sarin, Director & CEO, Anant Raj Limited, said, "The progress on the Greater Southern Peripheral Road (Greater SPR) is a significant development for Gurugram's real estate landscape. substantial portion of our 220-acre township, Anant Raj Estate-including The Estate Residences, our luxury high-rise group housing – directly abuts the proposed road, therefore well-positioned to gain significantly from improved connectivity and accessibility. With access through three 60-metre-wide roads and a large number of families already residing within the Estate, the upcoming Greater SPR will further strengthen connectivity to key residential, commercial and employment hubs, as well as to major arterial roads such as NH-8 and the Mumbai Expressway."

Sarin further added, "We believe infrastructure-led development plays a crucial role in shaping long-term real estate demand, improving liveability and strengthening buyer confidence. The progress on Greater SPR is a positive step towards Gurugram's next phase of planned urban growth, and will further enhance the accessibility and attractiveness of projects in vicinity including Anant Raj's various projects."

Manik Malik, President & CEO, BPTP, says, "Infrastructure development plays a fundamental role in shaping the long-term growth of urban centres, and the Greater SPR is an important step towards strengthening Gurugram's connectivity. Improved road networks and better access to key residential and commercial hubs can enhance the overall urban experience while supporting the development of emerging residential corridors. As Gurugram continues to evolve as a key residential destination, such infrastructure initiatives will contribute to sustained end-user demand, greater liveability and long-term value creation."

Rishabh Periwal, Sr. Vice President, Pioneer Urban Land and Infrastructure Ltd., said, "The Greater SPR initiative has the potential to be a significant growth catalyst for Gurugram's real estate market, particularly for emerging residential and commercial micro-markets along Golf Course Extension Road (GCER), Southern Peripheral Road (SPR) and adjoining sectors. Improved connectivity between these locations and key employment and commercial hubs will enhance accessibility, reduce travel dependencies on existing arterial roads and make these areas more attractive for homebuyers as well as investors. We believe that the development of Greater SPR will further strengthen the real estate ecosystem across these corridors, encourage new investments and create opportunities for well-planned premium residential communities. Over the long term, it could also contribute to a more integrated urban

landscape, with GCER and SPR emerging as increasingly important destinations in Gurugram's real estate growth story."

The Greater SPR is planned to connect Gurugram-Faridabad Road with Gurugram-Sohna Road, creating an additional mobility corridor and improving access between several established and emerging residential and commercial locations.

Rishi Raj, CEO, Conscient, says, "The progress on land acquisition for Greater SPR is an encouraging step towards strengthening Gurugram's long-term infrastructure network. As the city expands, connectivity between established neighbourhoods and emerging growth corridors will be critical to creating more integrated and liveable urban ecosystems. Infrastructure investments of this nature can unlock development potential, improve accessibility and support sustainable growth. The key will be timely execution, supported by coordinated planning of the surrounding urban infrastructure."

Sudeep Bhatt, Director-Strategy, Whiteland Corporation, says, "The Southern Peripheral Road corridor has emerged as one of Gurugram's important real estate growth destinations, with significant potential across both residential and commercial developments. Improved connectivity through the proposed Greater SPR will further strengthen the region's accessibility and support the evolution of integrated urban communities. As residential developments mature, the demand for organised retail, commercial spaces and lifestyle infrastructure will also grow. Such infrastructure investments will play an important role in enhancing the long-term attractiveness of the corridor for homebuyers, businesses and investors."

Land acquisition compensation finalised for six villages; improved connectivity, premium housing launches and rising developer confidence expected to strengthen Gurugram's position as a leading real estate destination.