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Greater SPR to Accelerate Gurugram's Real Estate Growth; Rs 986 Crore Compensation Paves Way for Expansion

By Realtynmore

Gurugram, November 18, 2026: Gurugram's real estate sector is poised for further expansion as the Haryana government advances land acquisition for the proposed Greater Southern Peripheral Road (Greater SPR), according to a press release. The land acquisition department has finalised compensation rates ranging from Rs 4.92 crore to Rs 8.25 crore per acre across six villages—Badshahpur, Maidawas, Behrampur, Dhumaspur, Ullawas, and Kadarpur—involving a total payout of approximately Rs 986 crore for 160 acres acquired on behalf of the Haryana Shahari Vikas Pradhikaran, while another 116 acres were transferred via transferable development rights.

Planned to connect Gurugram-Faridabad Road with Gurugram-Sohna Road, the corridor is expected to boost connectivity across the Southern Peripheral Road (SPR), Golf Course Extension Road (GCER), and adjoining micro-markets. Recent activity along the belt includes DLF Limited's The Aureva selling 172 residences for Rs 1,985 crore, BPTP launching Downtown 66, Pioneer Urban introducing ALURA, Whiteland Corporation expanding in Sector 76, and Anant Raj Limited developing its 220-acre Anant Raj Estate abutting the route.

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."

Manik Malik, President & CEO, BPTP, stated, "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."

Rishabh Periwal, Sr. Vice President, Pioneer Urban Land and Infrastructure Ltd., noted, "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."

Rishi Raj, CEO, Conscient, added, "The progress on land acquisition for Greater SPR is an encouraging step towards strengthening Gurugram's long-term infrastructure network."

Sudeep Bhatt, Director-Strategy, Whiteland Corporation, concluded, "Improved connectivity through the proposed Greater SPR will further strengthen the region's accessibility and support the evolution of

integrated urban communities."