

## **Kundli: New new delhi.....the next gurgaon in making**

### **About Kundli/ Sonapat region:**

Kundli is an emerging new destination which comes under district Sonapat and is 15-20 minutes drive from Pitampura/ Rohini and right on National Highway 1. Kundli is approximately 31 kms from Connaught place and 2.5 kms from Delhi border.

Because of escalating prices in Delhi, people started looking for cheaper alternative options within drivable distance and hence came the need for Greater Noida/ Tronica City/ Dwarka and that of Kundli-Sonapat region. Also, because of superimposed efforts of government to make Delhi, an international world class city and to decongest Delhi, Central government and Haryana government showed their generosity in allocating funds to this unheard region.

### **Mega crore projects allocated to Kundli-Sonapat belt**

**RRTS:** 5000 crore monorail project, work likely to start after negotiations with Delhi government regarding allowance of trains inside Delhi. Centre has already allocated funds for this project to decongest Delhi. RRTS to be functional by 2015 if project goes according to plan. As per the original plan, RRTS high speed trains will connect delhi (Kashmere Gate) to Kundli and Panipat with stations at Kundli/ Rai/ Murthal/ Gannaur/ Panipat and distance between Kashmere Gate and Kundli will be covered in 20 minutes.

**KMP expressway:** 3000 crores, work in progress, upto 66 % work completed as per official figures. Originally planned for 2009 but hit by multiple delays. KGP expressway is another project which has been approved funding by centre and will resume work in 2013. KMP and KGP will together form the third ring road.

**Rajiv Gandhi Education city:** 5000 crore project spanning 5000 acres of land.

Government has acquired 2000 acres for phase 1 and has allocated land to 10 universities and reviewing application for others. Plan to have engineering colleges, medical schools, MBA, research centres, genetics, aviation, law schools all under one campus. Work under progress. Mr. Hooda recently inaugurated 12 universities in June 2012 and announced the allotment of 100 acres to prestigious Indian Institute of Technology (IIT-Delhi campus).

**NIFTEM:** National Institute of Food Technology Entrepreneurship and Management (NIFTEM) has been set up by Ministry of Food Processing Industries as a Rs. 500 crores project with a sprawling campus of 100 acres located at Kundli, Sonapat. Already in operation.

**Horticulture project:** International Horticulture Market Terminal would be set up at a cost of Rs 1,264.67 crore in Sonapat district, expected to be completed by 2015

**Textile park:** The Haryana State Industrial and Infrastructural Development Corporation (HSIIDC) is now setting up a textile park in Barhi, Sonipat to generate around Rs 750 crore annual

garments business and create 7,500 jobs.

**A multi functional complex** is also being developed at Kundli popularly known as Rai-Kundli Multi-functional Complex. It is in this complex that Export Promotion Industrial Park, Food Park, Cold Chain Complex will be developed by HSIIDC

Logistic park: to be built over 200 acres by TDI, 350 crore project.

**SEZ project:** worth 1000 crores by Anantraj and few other companies. Construction of Anantraj Sez is nearly complete.

**Delhi Metro proposed:** however I could not see any official link for that.

Most of the above mentioned projects have been allotted funds by centre or haryana government.

## **RAJIV GANDHI EDUCATION CITY: THE MAJOR DRIVER**

Rajiv Gandhi Education city would be the main driving factor in this region for development like IT hubs are for Gurgaon today. This university has been approved 5000 acres and many universities have already been allotted under it. This university can be major boost for driving middle class families out of Delhi if they allow good universities under their belt and can create opportunities for employment for lecturers/ teachers/ human resources/ class IV jobs.

Of note, when fully established Rajiv Gandhi Education city would be world's largest education city accomodating 1.5 lakh students.

Some of Prominent Institutes who have allotted land in this Education City are as under :

**Indian Institute of Technology, IIT Delhi: 100 acres**

**Thapar University: 62.00 Acres**

Hindu Educational & Charitable Society, Sonapat: 07.38 Acres

Manav Rachna International University: 25.00 Acres

Birla Institute of Management Technology: 07.38 Acres

Fore School of Management: 07.38 Acres

International Foundation for Research & Education : 25.00 Acres

Karnatak Ligyas Educational Society : 07.38 Acres

Lala Nemi Chand Educational Trust: 02.41 Acres

Asian Education Society : 03.82 Acres

Ashoka University: 25 acres

**National Law University: 100 acres**

Nanotechnology, biotechnology, genetics, engineering, medicine, avionics, information technology, artificial intelligence, environmental sciences and geospatial technologies, management and finance, defence research, film and media and law are some of the subjects the city will offer in addition to management courses/ humanities and fine arts. So, far in entire NCR area, we donot have medical colleges, research, genetics, engineering colleges, law schools all in the same campus. Apart from being the centre for higher learning, Rajiv Gandhi Education City will also serve as a laboratory for advanced

technologies. This is going to be one of an attempt to have all things at same place. RRTP fast trains (speed 200km/ hr) will have one station at Rajiv Gandhi Education city, so as to attract students from Delhi.

They are planning to bring in institutions like Oxford and Cambridge, so as to attract international students as well.

Again, I would emphasise that this is going to be the biggest educational project not only in NCR region but throughout India. No campus in India occupies area as big as 5000 acre.

Just to emphasise how big area 5000 area is, here is what I found when I googled Delhi University area in acres:

North Delhi University campus is spread over 495 acres.  
South Delhi University enjoys over 69 acres campus  
Jawahar Lal Nehru University campus occupies 1000 acres land  
Renowned IIT Delhi campus covers 320 acres area,  
AIIMS has 115 acre campus  
Delhi College of Engineering is sprawled over 164 acres of land.

In addition, there are rumours of Azadpur Subzi Mandi to be shifted to Narela which is 7 kms from Kundli and 70 acre plot has been allotted for this. Also, DLF and Anantraj SEZ have been built which will become operational in few months-year time and will bring hundreds of jobs.

**Having said all the positives, please do expect timeframe of minimum 5-7 years for this city to develop.**

## Brief overview of major projects:

**TDI Kundli:** Biggest builder in terms of area. Spread over 1500 acres with concept of integrated township with options to buy plots/ villas/ apartments and floors.

Advantages:

Bang on NH-1, 2.5 kms from delhi border and 15 min drive from Pitampura/ rohini.

Adjacent to Rajiv Gandhi university, 1 km from main gate

2-2.5 kms from KMP expressway.

Has TDI mall, which is largest mall in north of delhi.

Possession has been given to nearly 85% blocks, people have started living there. Roads/ infrastructure all in place.

Disadvantages:

High price, Rates range from 25k-60k, those right on National highway are 60k and H/I/J/K blocks are selling for 25-30k.

## Ansals:

Spread over 330 acre area with beautiful township with option of plots/ villas and apartments, 100% possession granted

Same location as of TDI Kundli, on NH-1 and even closer to KMP expressway and Rajiv Gandhi Education city.

Disadvantage: Higher cost, nothing is available for < 35k.

## Jindal Global City:

Again township concept, spread over 650 acres.

Options of villas/ plots/ apartments/ cottages.

Sector road has been proposed which will bring the project to within 2kms of NH.

Distance from Delhi Border: 10-12 kms, commute time: 15 minutes.

Available 22-23k.

Disadvantages:

Project is in earlier stage, possessions to be granted in 2-3 years time.

## Express Builders:

Small project adjacent to Jindal global city, in early stage of development, offering plots at cheapest rate, around 18k.

Disadvantage: No possession has been offered till date, project in early stage despite launch 5-6 years back.

## Eldeco:

Small 70 acre project, offering plots/ villas, bang on NH-1, 13 kms from Delhi border, 30 minutes from Pitampura, 15 minutes from delhi border. Within close proximity of Rajiv Gandhi education city upto 5-6 kms. Murthal will be nearest RRTS station, upto 2-3 kms distance. Available in range between 28-30k, possession has been granted to most homes.

Disadvantage: Very small community.

## Omaxe/ Parsavnath:

Possession problems, but available at cheap rates around 12-15k. Lately Omaxe has started offering possessions.

## SOME PROJECT IN SONEPAT/ KUNDLI REGION:



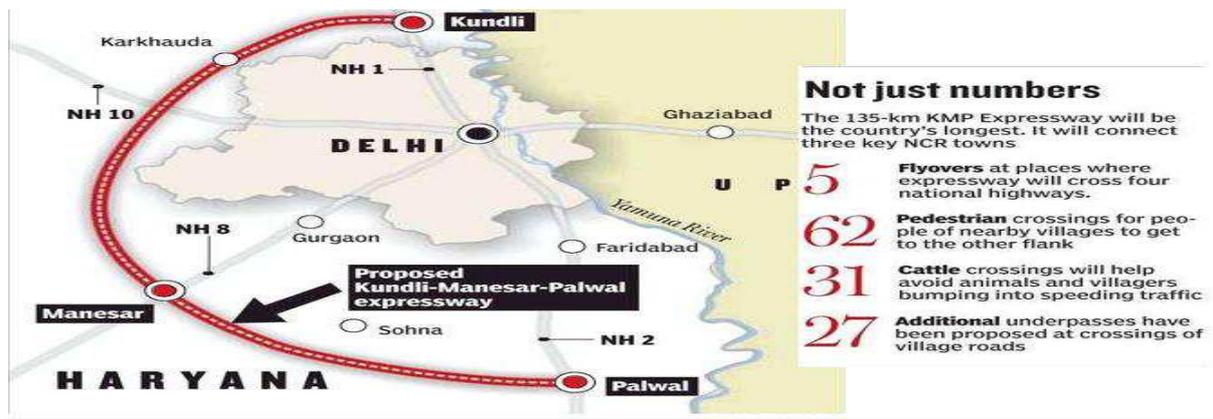




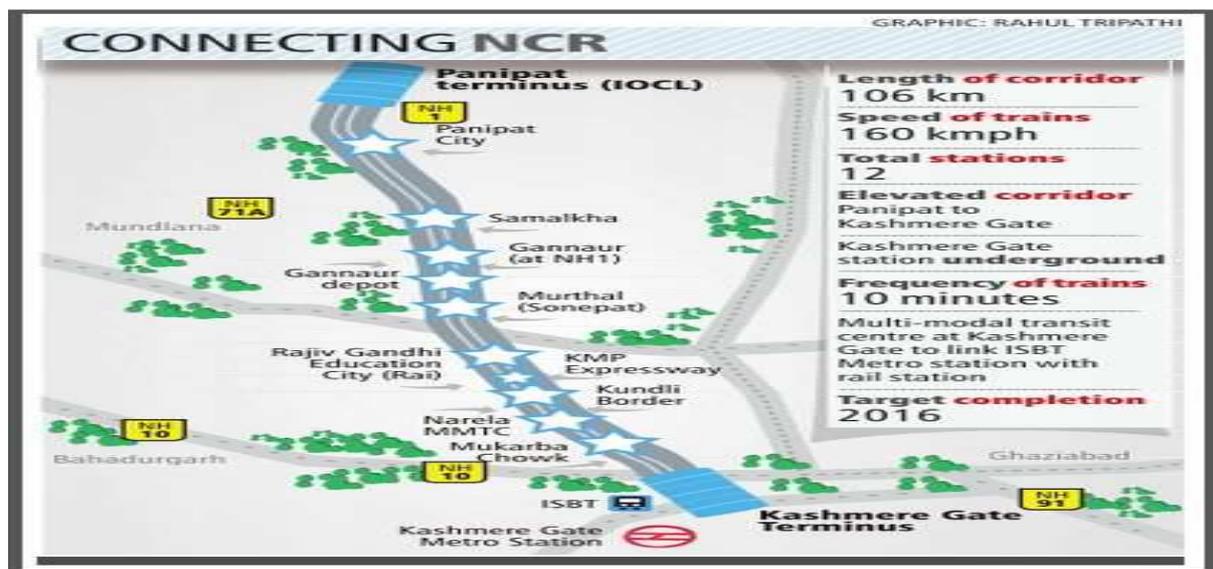
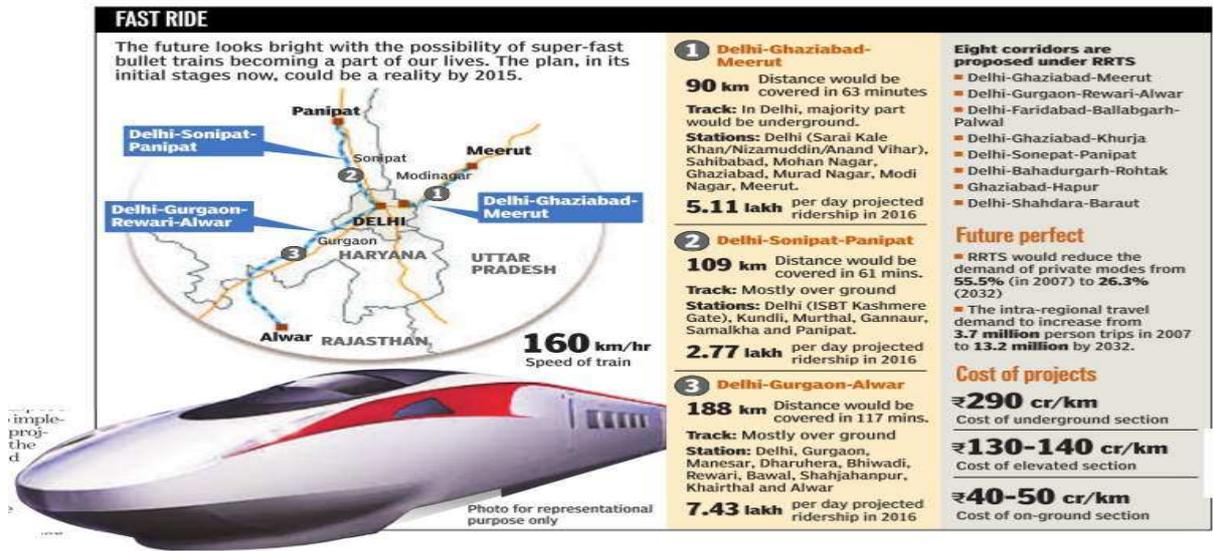


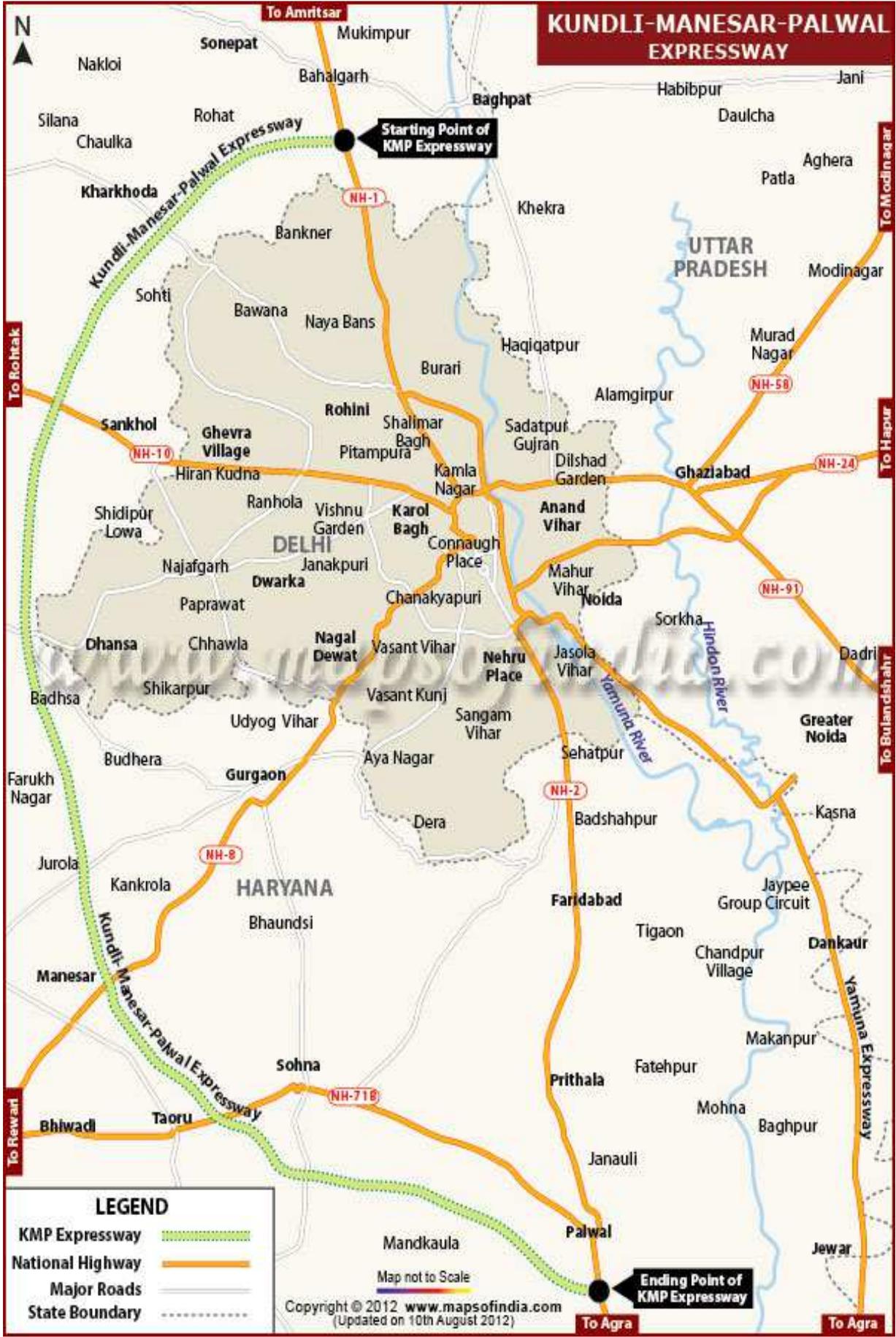
SOME PROMINENT UNIVERSITIES AND SCHOOLS INSONEPAT/ KUNDLI REGION:





Subject to final approval from Delhi government, RRTS monorail will connect Kashmere Gate to Panipat in 40 minutes. Distance from Delhi to Kundli will be covered in 20 minutes. **Monorail will ply at speed of 160kms/ hour**, hence making journey short and comfortable.





## [Commercial activities/ fun places/ Food joints in kundli/ sonapat](#)



- **SPLASH PARK, JUST 5 MIN FROM KUNDLI.**
- **ANSAL HIGHWAY PLAZA, KUNDLI, WITH REVOLVING RESTAURANT.**
- **TDI MALL, KUNDLI, LARGEST MALL NORTH OF DELHI.**

### [MORE FUN/ EATING JOINTS/ GO CARTING AT TDI MALL, KUNDLI.](#)

HAUNTED HOUSE: Tdi Mall presents Haunted House for neverending horror excitement to give you goose bumps!!!!!!!!!!!!!!

JURASSIC PARK: Experience adventure and excitement at Jurassic Park at TDI Mall Kundli, Coming very soon!

QCinemas: Multiplex theatre launching in TDI Mall.



Madhaiya "the cottage" is a synonym for a village culture, is all set to roll the memories of that trans-rural life in village to a whole new world of experience for the entire family, who will cherish it at all times. Apart from Mouth-Watering Punjabi/ Marwadi /Gujrati food with desi humble village service, here is a whole range of activities for all age groups to keep themselves occupied in the ocean of joy. Moreover, it gives an opportunity to those busy people who do not have the opportunity to take families for a native holiday.

### [Additional Features of MADHAIYA THE COTTAGE:](#)

- \*\* Juke Box & Karoke in Bar.
- \*\* Playing Area for Children
- \*\* Madhaiya ke Nakhre for Common Area (Which Contains Tu-Tu, Main-Main or Traditional Bhand Show)
- \*\* Puppet/ Hast Rekha / Champi walla/ Biscope & many more...
- \*\* Chaupal/ Panchayat, Paan Shop and Hukka on tarrace.
- \*\* MADHAIYA Haat- Bazaar where Antique Jewellery/ Craft Bazaar/ Mehndi Walla/ Tatto Walla/ Chudi

Walla/ Traditional Boutique & Jutti walla's etc.

\*\* Traditional Movable & Live Bar-Be-Que.

\*\* Bullock kart/ Swings/ Truck/ Rikshaw/ Aata Chakki & many other Village culture trends.

\*\* Kalbelia/ Bhangra/ Garba with

\*\* Camel/ Elephant Ride on Ground Floor weekdays evening.....

\*\* AND SO MANY OTHER ENDLESS ENTERTAINMENT ACTIVITIES.....

Get ready for a variety of vegetarian & non vegetarian cuisine like Punjabi, Marwari and Gujrati Specialities, in addition to masala milk, chaay-in-kullhads as well as ganne ka ras, all provided by traditionally clad staff in an environment that's given the look and feel of a pure & authentic MTC traditional village culture theme restaurant.

## **[IIT-Delhi to go to Haryana, new campus in Sonipat](#)**

SONIPAT/NEW DELHI: **IIT-Delhi will soon set up its extension campus in Sonipat, just a few kilometres from the capital's border.** Responding to a letter from the IIT-D director, Haryana chief minister Bhupinder Singh Hooda has announced that his government will provide 50 acres to the institute in Rajiv Gandhi Education City in Sonipat.

**The 2,000-acre Education City, which was launched on Sunday, is the first-of-its-kind in the country, housing dozens of campuses of higher education institutes.**

IIT-D director R K Shevgaonkar's letter was handed over to Hooda by his son and Rohtak MP Deepender Singh Hooda, the lone parliamentarian on the IIT advisory council. Shevgaonkar has said the extension campus would not only facilitate the institute's much needed expansion but also provide an additional impetus to the economic and technical growth of the state.

"The land at Sonipat will be used for activities like faculty development, incubation and setting up science and technology park, which would contribute in the growth of Haryana. We have also asked for land in Jhajjar, which would be used to set up a campus for research activities," he said.

IIT-D, which has the second highest number of students but the smallest campus, has been searching for land in NCR as it doesn't have enough space in Delhi.

**Earlier in the day, Hooda laid foundation stones of 10 educational institutions that would come up in over 168 acres in the coming Education City. The Haryana government estimates that once fully functional, Education City would have over 1 lakh students.** "You can imagine the impact it would have on Sonipat's

development and the state and Sonipat would compete with Gurgaon," the chief minister said.

**Education City is being developed on the pattern of Oxford University, the government claimed. Besides regular courses like management, information technology and computer sciences, it would also house institutes offering courses in bio-medical engineering, bio-technology, nano-technology, defence research and film and media studies.**

The state government has reserved 25% of all seats for students from Haryana. Outstanding students from the state will also get a special rebate in fees.