

# Beyond the Borders: How Sonipat's Metro and Mega-Projects Are Redefining NCR Real Estate

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Long seen as an industrial backyard of Delhi, Sonipat is rewriting its identity as one of the promising real estate frontiers in NCR. Located just 20 km from the capital, this Haryana town is now riding a powerful wave of infrastructure-driven growth. With expressways, metro extensions, and industrial mega-projects converging, Sonipat today echoes the early transformation stories of Gurugram and the more recent boom along the Dwarka Expressway. Strategic location, affordability, and a forward-looking master plan are together turning Sonipat from a peripheral player into a key growth engine in NCR's real estate landscape.



## **How Sonipat's Metro and Mega-Projects Are Redefining NCR Real Estate**

### **The Expressway Web Connecting Sonipat to NCR & Beyond**

A layer of infrastructure is quietly but decisively pulling Sonipat into the NCR mainstream. The UER-II stretching from IGI Airport to Alipur with a dedicated spur to Sonipat is slated for completion by June 2025, and will stitch the city directly into Delhi's expressway circuit. Already in place is the Western Peripheral Expressway (KMP), giving Sonipat a smooth link to Palwal and other industrial zones. Meanwhile, the Eastern Peripheral Expressway (EPE) begins at Kundli and now extends via a fresh 11-km spur to the Yamuna Expressway. Together, these corridors form a strategic expressway web, connecting Sonipat effortlessly to Noida, Gurugram, Faridabad, IGI Airport, and even Jewar. Hence, the connectivity repositions Sonipat from a quiet neighbour to a central player in NCR's growth map.

### **Next-Gen Connectivity: Metro, RRTS, and Freight Corridors**

Sonipat is stepping into a new era of connectivity, driven by transformative rail, metro, and freight infrastructure. On March 25, 2025, the Ministry of Housing and Urban Affairs gave in-principle approval for the much-anticipated extension of Delhi Metro's Yellow Line from Samaypur Badli to Nathupur in Sonipat. In response, DMRC initiated the Detailed Project

Report (DPR), examining the technical and financial roadmap. Part of Delhi Metro's Phase IV, the 26.5 km stretch will add 21 stations and is expected to serve around 50,000 daily commuters, cutting travel times, decongesting roads, and connecting key residential, industrial, and commercial zones. With Haryana committing 80% of the funding and the Centre covering the rest, the project is moving through crucial stages like land acquisition and topographical surveys.

**Gurpal Singh Chawla, Managing Director, TREVOC Group,** says, *"Peripheral areas of NCR have gone beyond the label of satellite towns. Tier 2 cities of Haryana, like Sohna, Sonipat, Panipat, Kundli, Karnal, and more, are becoming the talk of the town in terms of the growth they project. While Sohna is becoming a key node on the Delhi-Mumbai Industrial Corridor, propelled by the Gurugram-Sohna Elevated Road and the proposed metro extension, Sonipat is preparing for a game-changing metro link to Delhi and direct access via the UER-II. Meanwhile, Panipat is on the cusp of transformation with the Delhi-Panipat RRTS slashing travel time significantly. These aren't isolated upgrades; they're stitching together a new growth arc that's giving the region a new face where people can live, work, and invest across NCR."*

Meanwhile, on the regional transport front, the Delhi-Sonipat-Panipat RRTS corridor promises to slash travel time to under an hour, offering fast, reliable intercity movement. Sonipat also finds itself strategically placed on the Dedicated Freight Corridor and within the Delhi-Mumbai Industrial Corridor's Phase II-A under the KSIR zone, aligning the city with India's national logistics backbone via the KMP and NH-44. Together, these projects don't just improve access; they position Sonipat as a vital, future-ready hub at the intersection of mobility and growth.

### **Sonipat Master Plan 2031**

Sonipat's growth is being carefully mapped out through the

Sonipat Master Plan 2031 that charts the city's evolution across 20,220 hectares, divided into 92 well-planned sectors. Of this, 7,092 hectares are earmarked for residential use, 4,940 hectares for industrial development, and 606 hectares for commercial zones, striking a balance between liveability and economic activity. Wide 65-metre roads, upcoming transit hubs, green belts, and eco-buffer zones reflect a modern approach to city-making, rooted in sustainability. Much like Noida or Navi Mumbai in their formative years, Sonipat is embracing greenfield urbanism, with infrastructure laid out ahead of demand.

**Honeyy Katiyal, Founder, Investors Clinic Infratech Pvt Ltd,** says, *"Beyond connectivity, Sonipat's growth also lies in its industrial surge. Driven by the Rs 18,000-crore Maruti Suzuki plant and the development push under the Delhi-Mumbai Industrial Corridor, the region is turning into an economic engine, introducing a structural growth in the city. When industries move in, jobs follow, and with that comes the sustained demand for housing, retail, and commercial infrastructure. Reputed developers like Godrej Properties, Hero Realty, Eldeco Group, and more have started their expansion into the Sonipat market. This demand positions the region as a self-sufficient growth centre, and those who invest now, we believe, could ride a long-term upward curve in both value and demand."*

### **Real Estate Growth: Land Prices, Demand & Developer Action**

Amidst the developments, Sonipat's real estate market is riding a wave of investor confidence, driven by infrastructure upgrades, industrial momentum, and rising end-user demand. As per data from 99 acres and MagicBricks, land prices in Kundli have surged by 190% between 2020 and 2025, with current rates hovering around ₹161,216 per sq yd. Projections suggest a potential 3x jump by 2030, making Sonipat one of the most promising emerging destinations in NCR.

**Mr. Akshay Taneja, MD, TDI Infratech Ltd.** says, *"For*

homebuyers, connectivity is one of the prominent aspects when choosing where to live. Easy access to public transport saves time and adds everyday convenience – and that’s a huge value-add. Hence, metro line extensions have such a strong impact on real estate, especially in Kundli and the broader Sonipat region. With construction beginning on the metro line, Kundli is set for a major upswing, particularly among North Delhi residents looking for better value without compromising on access. Further, upcoming developments like the RRTS are changing the game for the region and promise to slash commute times to Gurgaon and Noida to under an hour. Moreover, the connectivity offered by the Delhi-Mumbai Industrial Corridor (DMIC) has turned Sonipat into a growth hub. Therefore, as demand rises, so do property values. TDI City Kundli, with its 1,100-acre expanse, stands to benefit significantly as residential demand surges. Hence, we’re expecting a strong wave of interest as people look to lock in homes ahead of the price escalation.”

### **The Decade of Sonipat (2020-2030)**

In 2020, Sonipat was still under the radar, offering affordable land and untapped potential. From 2023-25, it has rapidly evolved; metro and RRTS projects are in motion, expressways are becoming operational, and industrial giants like Maruti Suzuki have made their bets. By 2030, as per Colliers, land values are projected to triple, marking Sonipat’s arrival as a fully integrated urban hub. Thus, with infrastructure, industry, and investment aligning, the incoming growth belongs to Sonipat.

