

Delhi-Agra Road Widening to impact capital values from Badarpur to Agra City Posted May 31, 2013

Reliance Infrastructure has taken up the project of road widening and tolling of Delhi-Agra Road. The stretch, starting from Badarpur Road in Faridabad up to Yamuna bridge of Agra city is likely to impact traffic flow as well as capital values on this stretch in the next few years, experts predict.

Under the project, Reliance Infrastructure will commence the six laning of Delhi-Agra Road (NH2) from the current four lanes. Tolling for the vehicles has already commenced effective October 15. The total costing is approximately Rs 3,000 crore and the project will undertake construction and renovation of 16 flyovers, 2 overpasses, 14 vehicular underpasses, 8 bridges on service road and 10 pedestrian underpasses etc.

Commenting on the impact that this widening will have on the traffic, Sudhir R Hoshing, CEO (Roads), Reliance Infrastructure said that the traffic density is expected to double in the next 7-8 years. "Once the four to six lane widening work of Delhi Agra road is over, which is expected by March 2015, the corridor will start handling 70,000 vehicles per day from the existing 17,000 vehicles per day. This will reduce traffic jams and bottlenecks. Commuters will have the pleasure to drive through major tourist destinations like Suraj Kund, Mathura, Vrindavan, Govardhan parbat, Taj Mahal etc.

As for the capital appreciation, real estate advisor with allcheckdeals.com, Saurav Agarwal points out that Faridabad would greatly benefit from this project as the work starts from Badarpur road. Despite being an industrial and residential area, Faridabad has taken a beating in terms of capital values because of poor infrastructure. However, Agarwal expects that after this project is complete, capital values are likely to appreciate to about Rs 5,000 per sq ft from the current range of Rs 2,400-2,500 per sq ft.

Especially extended localities ahead of Faridabad such as Palwal and Neharpar will benefit greatly because of the road improvement. Sector roads in Faridabad have already started undergoing re-construction. "With this development, even the exterior connectivity will see an improvement impacting capital values positively," Agarwal added.

The tolling charges that have commenced are as follows:

- A car would have to pay Rs 80 for a single trip
- Local residents could use this corridor any number of times in a month for Rs 200 only
- Commuters traveling from T3 international airport to Agra on this road will spend Rs 196

