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Patel Road's infrastructural boost geared up to keep real estate market in fast lane

Delhi's groundbreaking redevelopment of Patel Road is set to change the city's skyline for better living standards.

Written by [Guest](#)
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Residential real estate recorded a fresh high in the third quarter of FY24 with pre-sales of 301 million sqft.

Patel Road, once a modest neighborhood in central-west Delhi, is currently undergoing a remarkable transformation, just like the rest of the country. It stands out for its uniqueness and impressive scope and is a testament to the commitment and support from the Central Government, to improve the infrastructure and living standards of the city. Unlike mere emulation of European standards, the initiative is tailored to address the specific requirements and preferences of city residents, thereby enhancing the overall quality of life in the area. This development is expected to catalyze growth in the real estate market, as infrastructural improvements typically stimulate increased investment and demand in the sector.

Roadmap to success

The mission is to redefine the infrastructure, to re-develop 540 km of roads. Patel Road is at the heart of this initiative. This project involves extensive streetscaping and beautification, tailored not just to emulate European cities but to enhance them with local adaptations. The goal is to create a pedestrian-friendly environment that blends aesthetic appeal with practicality, catering to the unique needs of Delhi's population.

Work in full swing near Patel Road, Kirti Nagar

Remarkable progress has been made, including the completion of a 5.5 km stretch from Ring Road to Ashram and ongoing work on a 3.1 km stretch from Shivdaspuri Marg to Patel Road. These efforts are part of a broader plan to redesign 35 km of city roads, with an expected completion by the end of this year.

Road to realty boom

Road development plays a pivotal role in stimulating real estate growth by enhancing connectivity and accessibility to various locations. Improved road infrastructure not only facilitates smoother transportation but also increases the desirability of areas for both residential and commercial purposes. As roads are upgraded and expanded, they open up stretches and areas which were earlier inaccessible or underdeveloped, leading to increased demand for properties in these areas. Additionally, better road connectivity adds to enhanced amenities and services, further attracting potential buyers and investors. Thus, re-development of roads acts as a key driver in boosting real estate growth and overall economic development in a region.

Driven by urban Indian communities

The creation of pedestrian lanes, green belts, and ample parking spaces, addresses the local community's specific needs. Reflecting on the transformation, residents of the area also expressed their admiration of the upgraded infrastructure that has enhanced the overall aesthetic appeal of the neighborhood and made the surroundings more beautiful.

A journey into the future

The Patel Road development is a clear indication of the vision of enhancing urban living standards through smart, localized adaptations of global practices. It sets a new benchmark for the future, emphasizing the potential of urban spaces to be functional, beautiful, and culturally resonant. As the upgradation work is completed, Patel Road exemplifies modern urban development that not only meets international standards but also respects and incorporates local contexts and needs. With rising living standards, major real estate developers are showing keen interest, indicating a promising future of rapid development and improved quality of life. Patel Road's journey is a testament to the Central government's commitment to elevating the city's infrastructure, promising a future that is efficient, aesthetically pleasing, and uniquely Indian.

(By Suneet Singh, VP Sales & Marketing of TARC Limited. Views are Personal)