

REAL ESTATE

FOR SALE

NORTH INDIA

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NATURE GREENS MINI FARMS Gated Project on NH-3 [A.B Road] With Guest House, Electricity, Water, 30' Wide Roads, Boundary, 24hr. Security @ 500/- per Sq.Yd. Size 500, 1000sq.yd

BULK Agri. Land in Shivpur(MP) Near NH-76, Black Soil Fertile Land 135Acre Min 11.5 Acre @1.60Lac per Acre # 9871148431.95658583411

NAINITAL

RDY to move/ booking Studio Apt., 1/2 BHK flats Rs.8-20L, Cottages 2/3/4 BHK Rs. 35-60Lac, Plot 13/1/2/3/4 at Shamkhat, Ghorakhal Bhabali. 99989871413.9565096500/1

GHAZIABAD

4BHK + Servant flat with 2 Stilt car parks for immediate sale in Windsor Park, Indirapuram. Contact 08929103975

PRIME RESIDENTIAL INDIRAPURAM 25 MINS. FROM DEFENCE COLONY Designer Flats 2/3/4 BHK • Park Facing / Metro Connected • Walking Distance to Schools / Grocery Shops / Malls / Hospitals • Ideal for purchase by Banks & Corporate Institutes • Ready to Move in

The Arora Group Experience the plus 011-43004300 9873591170

UP

PRIME PROPERTY JHANSI CITY SALE / COLLABORATION 11 Acres Prime Land / CLU Notified / Appropriate for Hotel (Resort) / Mall / Commercial / Residential / Specialty Hospital More than 340 ft. Frontage on NH-25 (6 Lane), Near Jhansi Medical College & ISBT Clear title owned by Ltd. Concern Land Transaction Team 9811895118, 911-41638955. esskaykay@hotmail.com

RAJASTHAN

RUNNING-HOTEL For Sale with Intl. brand & expansion of 100 Rooms, Ricco allotted site in 2 acres on NH-8, Neemrana Shahjahanpur. Call 98818090606

SOLAN

SOLAN SHIMLA HILLS (H.P.) AMIT APARTMENTS PHASE II APPROVED HIMACHAL GOVT. Licence No.: Himuda 20/2006

NON RESIDENT OF HIMACHAL CAN ALSO BUY SUPER DELUXE FLATS DRIVE-IN PARKING FACILITY AMIT APARTMENTS Near Sainik Rest House, The Mall, Solan (H.P.) Contact :- O.P. Sahni Mob. : 098160-20744

DEHRADUN

NEWLY built 3BHK Duplex 'Veronica Villa' on S.D Road Campus of 11 no's dwellings. Round the clock Security. Mob: 9412052290/9811208510. www.veronicavilla.in

MUSSORIE

HOTEL FOR SALE 4 Star Running Prime Location at MUSSOORIE @ 40 crore (Negotiable) Genuine Buyer Please Contact for More Details Mob. 9582951194

WEST INDIA

GOA

CANDOLIM House 175sqm @ 1.10cr. Flats in regal retreat & Candolim 1/2 BHK @30-60L. Nerul: Bunglow 107sqm, build up 275sqm 2.Scr. # 9923082301

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For advertising and booking details call 011-23302351, 23302352 or 41 666 888

TIMES CLASSIFIEDS

NOIDA

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SOUTH DELHI

V.VI HAR 1700 SQFT FF BASANT LOK MKT BEST LOCATION Ideal-Fine Dine/Pub. SELLVELL9811022267

NFC. 3BHK Builders Flat SF with lift 1600Sq.ft 8.Gtr. prkg Security Unfurn@48k Semi firm@70K personal lease@ Sondhi: 9818526318,41627321

WEST DELHI

FOR LEASE 1200 Sq. yards Industrial plot with built-up area 38000 sq.ft. (approx.) in 4 Levels. Suitable for M.N.C.'s., Warehousing, Service Stations, Banquet etc. Excellent location situated in Naraina Industrial Area, Phase-1. PARTIES/DEALERS interested can contact us on naraina2@yahoo.com

GHAZIABAD

FOR Rent: Commercial Space 850 sq feet at Nipun Plaza, 1st Floor, Sector-4, Vaishali, Ghaziabad. Contact: 09878712888, 09873921288

CENTRAL DELHI

CP OFF.SPACE 6500FT BARAKHAMBARD SE Front Wing, Main Rd Semi Furn. @RS 150/- FT. SELLVELL 9811022267

WALK-IN TO BOOK YOUR CLASSIFIEDS ESTABLISHMENTS

TIMES HOUSE 7, Bahadur Shah Zafar Marg Tel: 23302301, 23302683, 23302351/ 52/ 53 Fax : 011-23492027

WEST DELHI 23A, Najafgarh Road Nr. Moti Nagar Police Station Tel: 25928159; 25928685, 25928033 Fax: 25928696

NOIDA The Times of India Plot No. 6, Sector-16-A, Filmcity, Noida-201301 Tel : 0120-4063644, 6636333, 6636222

GURGAON Vatika Triangle, Sushant Lok-1, Gr. Floor M.G. Road, Gurgaon (Haryana) Tel: 0124-4068041/ 47 Fax: 0124- 4068048

FARIDABAD 50/ 7A, Bungalow Road, N.I.T. Faridabad (Haryana) Tel: 0129-2411691/ 1793/ 8492 Fax: 0129- 2418491

GHAZIABAD C-76, First Floor, Rajnagar Distt. Centre, Rajnagar Ghaziabad (UP), Tel: 0120-4113009/4113001-8 Fax: 0120- 4113007

PANIPAT Kamal Cinema Complex, Near Sarjanj Chowk, G.T. Road, Panipat - 132103 Tel : 0180-4017394

TIMES CLASSIFIEDS For booking and details please call our 24x7 telebooking number: 8130 666 888 or 41 666 888

Delhi's urban landscape by 2021

The Master Plan 2021 has allocated 277 sq km for future urbanization in Delhi by 2021, says ET Realty

A K TIWARY

The Master Plan of Delhi 2021 has been in force since 2007. Once this is implemented with the new land development policy, Delhi will also offer options to thousands of homebuyers. The capital city has still 27,628.9 hectares of land to fulfil the dreams of thousand of homebuyers.

The DDA (Delhi Development Authority) has earmarked land at Zone J, K1, K2, M, N, L, O, P1 and P2 for raising residential projects. According to the projections in the master plan, nearly 24 lakh residential units are required for an estimated 23 million people by 2021.

According to the master plan, Delhi will be slum-free in the next 10 years by providing rehabilitation packages (built-up houses with all civic facilities) to slum dwellers. For this DDA has identified 23 sites (slum areas) for rehabilitation. The master plan of Delhi includes chapters like regional and sub-regional frame, population and employment, Delhi urban area 2021, social and physical infrastructure, mixed land-use regulations, development code and plan review and monitoring.

The master plan 2021 has allocated 277 sq km for future urbanization by 2021. In the last fifty years, DDA has acquired 75,609.84 hectares and developed it for residential, recreational, commercial and institutional purposes.

Now, with better and holistic planning, DDA intends to set new records and provide more amenities to people. Delhi is spread over 1,483 sq km and divided into 17 planning zones: 1,159 hectare in Zone-A (Old City); 2,304 hectare in Zone-B (City Extension and Karol Bagh); 3,959 hectare in Planning Zone-C (Civil Lines); 6,855 hectares in Zone D (New Delhi); 8,797 hectares in Planning Zone-E (East Delhi);



11,958 hectares in Zone-F (South Delhi I); 11,865 hectares in Planning Zone-G (West Delhi I); 5,677 hectares in Zone-H (North-West Delhi I); 15,178 hectares in Zone-J (South Delhi II); 5,782 hectares in Zone-K-1 (West Delhi II) and 6,408 hectares in Zone-K-II Dwarika; 22,840 hectares in Zone-L (West Delhi III); 5,073 hectares in Zone-M (North West Delhi II); 13,975 hectares in Zone-N (North West Delhi III); 80,70 hectares in Zone-O (River Yamuna-River Front); 9,866 hectares in Zone P-I (Narela) and 8,534 hectares in Zone P-II (North Delhi).

Ram Gopal Gupta, a policy maker and city planner, says: "In the last 40 years, DDA constructed only 3.5 lakh flats. However, these did not suffice even for 1% of Delhi's population. Due to lack of housing facilities in Delhi, 10 lakh people are dependent on nearby sates and metro cities in the NCR belt. According to records, DDA was constructing 10,000 flats every year 15 years ago, while in the last 10 years it managed to build 54,000 flats.

QUICK BYTES

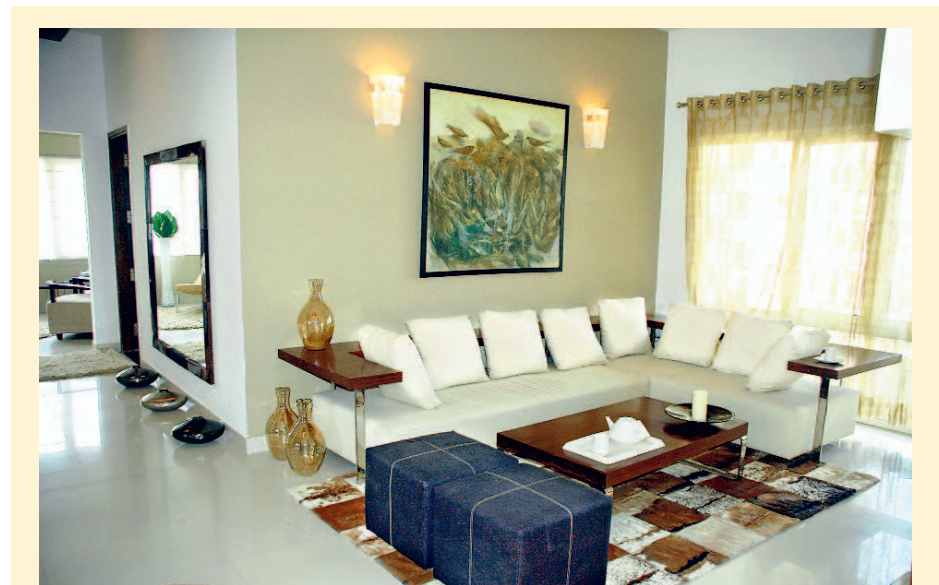
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The DDA has earmarked land at Zone J, K1, K2, M, N, I, O, P1 and P2 for raising residential projects

Today, DDA is not in a position to construct even 5,000 flats a year. The dramatic growth in Delhi's population has led to congestions and shortages of civic amenities. One of the main causes for this spurt in population is the migration of people into the city from Bihar, UP, Punjab, J&K, West Bengal, Orissa, etc."

Solution

Today, the NCR cities are best suited to take the burden of housing from the national capi-



Luxury homes new buzzword in Noida

In recent times, Noida has seen a rise in the demand for luxury homes, says ET Realty

PUNITA

Each person has a definition of 'luxury', depending on his or her social status and lifestyle. Thus, developers cater to a wide variety of demands, even within the 'luxury homes' segment. In recent times, Noida-Greater Noida and Ghaziabad have seen an upsurge in the demand for luxury homes. With higher disposable incomes, the confidence is visible not just among buyers, but also among sellers.

Taking a cue, several builders in the NCR have begun developing better and larger 'luxury homes'. Gardenia Group has launched Golf City and Gardenia Gateway in Sector 75; Gardenia Glory in Sector 46 and Gardenia Grace in Sector 61 in Noida. The Gardenia Group has committed to deliver over 4,000 dwelling units in next two-three years.

The Antriksh Group has launched Antriksh Forest in Sector 77, Antriksh Golf View 1 and Golf View 2 in Sector 78, Antriksh Nature in Sector 52 and Antriksh Green in Sector 50, in Noida. Antriksh Nature and Antriksh Green are nearly complete, while Antriksh Forest and Golf View are under construction.

Amrapali Sapphire in Sector 45, a premium project of Amrapali Group has been launched in two phases; phase one is being built at a cost of Rs

275 crore and is over 10 acres. Amrapali Group is poised to deliver over 1,100 houses in these two phases.

Supertech Group has launched a unique circular-shaped residential project, ORB, in Sector 76, Noida. The project has been masterminded by Bollywood star Twinkle Khanna. Prateek Group has launched a luxurious residential project, Prateek Stylome, in Sector 45, Noida. JM Housing Ltd's JM Orchid in Sector 76 and Grand Ajnara Heritage in Sector 74 are some of the other luxury developments in Noida. It is on a 130-metre-wide road near the 6-lane FNG expressway and is over 104 acres

Anil Sharma, the chairman and managing director of Amrapali Group, says: "Today, Noida is the hub of development with most of the developers in the Delhi NCR active here. The development is the result of a robust demand and the availability of houses in various categories and price ranges. Luxury is surely the new buzzword in Noida."

Rakesh Yadav, the managing director of Antriksh Group, says: "Antriksh Golf View in Sector 78 presents dream apartments for buyers, which include 2- and 3BHK, at reasonable prices. There has been an increase in investments in Noida, Greater Noida and Ghaziabad owing to the increased urbanization of these areas." Manoj Rai, the chairman of

Gardenia Group, says: "Once again, the real estate sector is on a boom and builders are not lagging in luring customers with attractive announcements. Since the time the Noida Expressway became operational, the real estate around the stretch has seen a tremendous response." R K Arora, the chairman and managing director of Supertech Group, says: "ORB is a part of our 50 acre integrated township project, which will comprise 3- and 4BHK apartments. Units are in the range of 2,215 sq ft to 4,270 sq ft. The project has been innovatively designed for maximum interior space and 180 degree view."

"Our project, Kaamna Greens, will not only elevate the lifestyle but will protect life by being a state-of-the-art earthquake-resistant residential project complying with earthquake Zone 4 regulations," Gurinder Singh Sikka, chairman and managing director of Sikka Group, says. Prashant Tiwari, the managing director of Prateek Group, says: "Previously, people who wanted to purchase luxurious homes used to move towards Gurgaon but with the development of luxurious projects in Noida, people are making a beeline for Noida."

Ashwani Prakash, the executive director of Paramount Group, says: "Golfcourse is one of our prestigious projects. It is on a 130-metre-wide road near the 6-lane FNG expressway and is over 104 acres."

MONITOR THE CONSTRUCTION!

ET Realty cautions against the neglect of on-site supervision during the construction of our houses

VIVEK SHUKLA

Most of us dream of owning a house one day, and we do not mind stretching our resources to buy one. Yet, more often than not, a majority of us hardly spend time in keeping track of the construction of our houses. Also, we hardly interact with either the architect or the builder - either of our own independent houses or the apartment where we have booked our flats - during the construction period.

Another blemish - while building our houses, we hardly notice the

which can delay and escalate costs," Sanjay Khanna, director of Kailash Nath Projects Pvt Ltd, says. "Keeping this in mind, expect the unexpected and set aside an additional 10-15% of your budget to deal with these surprise costs," he says. And do you know that bricks used in the construction work have to be fully wet? You have to ensure that the bricks must be kept immersed in water before they are used for construction.

And remember, when the roof is to be cast, you must get along an expert in the construction business, in order to check for the iron



special needs of the left-handed members in our family.

Make it a point to meet the architect along with the engineer every week to review the progress of work. You must ask them for the work planned for the coming week. You should also ask for the requirements from your end for the next week. It goes without saying that by doing this you can avoid a lot of unplanned decisions.

"If you are lucky enough to make your own independent house, the first thing you must do is inspect your site when it is getting marked for the dimensions. Remember, any encroachment or deviation may put you in a spot

and steel used for centring and the bamboos used for support. The expert must be present when the concrete is being prepared to check the proportion of sand, cement, stone and water.

Turning to the construction site again, when the plastering work starts, you must ask for the drawings from the architect, review it and then pass it on to the engineer. Don't allow the architect to pass on the drawing directly to the engineer. This is a very crucial period and several aspects like fixing of washing slab, a sink outside, a garden tap may miss your attention due to the urgency. As this is a critical time, you must remain in touch with the key members of the construction team who are involved in plumbing, carpentry, masonry and electrical fittings. Once you reach the stage for fittings in your brand-new home, the architect and the engineer will give you many suggestions. You are not duty-bound to accept their suggestions.