

Building through connectivity

Markets with new Metro lines, expressways, or airport proximity are performing well, showing that connectivity drives real estate

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The economy is growing a little over 7.4 per cent in real terms, keeping India at the front of the global growth pack. Real estate is playing a crucial role in this. Apurva Salarpuria, president, CREDAI Kolkata, states, "The real estate sector contributes significantly to India's GDP - around 8 per cent of entire GDP pegged at USD five trillion plus. Projection for our economy for 2047 is USD 35-40 trillion with the expectation that real estate's contribution will be 15 per cent of GDP then, making it a crucial economic driver." Backed by sustained end-user demand, regulatory maturity,

INDIA'S REAL GDP GROWTH:

~7.4 per cent (among the fastest globally)

REAL ESTATE CONTRIBUTION TODAY:

~8 per cent of GDP

and infrastructure-led transformation, the real estate sector concluded 2025 on a strong note, setting a robust foundation for this year. Vijay Choraria, MD, Crest Ventures Limited, observes, "Connectivity is no longer an enabler; it is the primary driver of real estate value."



EXPRESSWAYS AS GROWTH CATALYSTS

Over the last decade, India has witnessed an unprecedented expansion of its road infrastructure including expressways. "The expansion of expressways supports economic development, encourages the creation of integrated townships and social infrastructure, and boosts tourism," says Swapnil Anil, MD, Advisory Services, Colliers India.

Varanasi Expressway is set to be a

game-changer for connectivity and economic growth, linking West Bengal directly with Uttar Pradesh and Bihar, and boosting trade, tourism, and job opportunities. "The six-lane Varanasi-Kolkata Expressway is being constructed to ease commuting and the movement of goods vehicles between Varanasi and Kolkata, which will reduce travel time from 12-14 hours to just six hours," shares Tamal Ghosal, president, CREDAI Howrah



PROJECTED REAL ESTATE SHARE 2047

~15 per cent of GDP

Hooghly. Sohna Road in Gurugram has seen prices climb up 74 per cent since 2021, while rents have climbed 50 per cent, thanks to improving connectivity via the Delhi-Mumbai Expressway linkages.



METRO CORRIDORS

In Bengaluru, Sarjapur Road has outper-

formed even the city's robust average growth. Sarjapur Road has long been part of Bengaluru's eastern IT corridor, but the promise of the Red Line Namma Metro — connecting Hebbal to Sarjapur — has fuelled a fresh wave of interest. Between 2021 and Q2 2025, property prices here jumped 79 per cent, while average 2BHK rents climbed 81 per cent to ₹38,000 a month. In land-starved Mumbai, price growth in suburbs with improved transport access has been striking. Chembur, once a relatively under-the-radar suburb, has been transformed by the Eastern Freeway and Metro Line extensions.

Prashant Sharma, president, NAREDCO Maharashtra, points out, "These corridors emerged as hotspots for res-

KEY DRIVERS:

End-user demand, regulatory maturity, infra-led growth

INDIA'S GDP TARGET (2047):

USD 35-40 trillion

idential and commercial activity, driven by improved travel times and future-ready planning," he opines.



PROXIMITY TO AIRPORTS

With ongoing airport expansions and new greenfield projects in Navi Mumbai, Noida, Hyderabad, Bengaluru, and others, the areas surrounding airports are witnessing significant transformations. Ram Naik, co-founder & CEO, The Guardians Real Estate Advisory, affirms, "The Navi Mumbai Airport is arguably the most transformative infrastructure development the MMR has witnessed in the past decade. While immediate appreciation will be visible in micro-markets such as Panvel, Ulwe, and Taloja, its long-term impact will extend across the entire region."