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How Emerging RRTS Corridors Are Redefining Homebuying Decisions In Delhi-NCR, Says Report

RRTS corridors are transforming homebuying choices and reshaping India's residential growth, according to a new report by Knight Frank. Rising land prices and congestion in the metros are pushing people to seek affordable housing in the peripheral towns, and RRTS corridors, which provide fast connectivity to the main urban centres, are becoming the hotspots for real estate growth

- RRTS boosts suburban housing demand in Delhi-NCR
- Connectivity now outweighs location in homebuying decisions
- Meerut, Ghaziabad emerge as key residential hotspots

India's residential real estate landscape is entering a new phase, with homebuyers prioritising connectivity-led infrastructure over traditional key considerations, according to a new report by Knight Frank. Regional rapid transit systems (RRTS) are now being seen not as mere transport projects anymore; but are acting as a powerful catalyst in reshaping how people are buying homes. Homebuyers are now considering the presence of RRTS corridors while making homebuying decisions, the report titled Regional Rapid Transit System: Testing the Commuters' Pulse said.

According to the report, this is also easing the pressure on dense urban cores and expanding the definition of liveable distance for homebuyers.

Connectivity as the New Residential Currency

The report highlighted one interest aspect: the growing disconnect between employment hubs and the choice of residence that people opt for. Rising land prices, congestion, and dense metro cities are pushing people to seek housing in peripheral towns, which are closely connected to the main urban core of the cities.

"Built-up areas are spreading rapidly into peri-urban and suburban regions, often forming continuous urban corridors," the report said, citing the example of the Delhi-Ghaziabad-Meerut RRTS corridor.

This, the report added, demonstrated how connectivity was making these suburban cities perfect for daily commuting.

For homebuyers, this shift means that commute time is the primary consideration they factor in when investing in a property.

Says Abhay Mishra, president and CEO, Jindal Realty: "The recent Knight Frank report highlights a shift in India's urban real estate. With 66 per cent buyers expressing a strong desire to invest in properties along these high-speed corridors, we are experiencing the beginning of decentralised urban growth."

Key Zones and Cities Homebuyers Should Watch Out For

- **Meerut**: Meerut has emerged as a major residential consideration for homebuyers with the starting of the Delhi-Meerut RRTS. The city is clearly positioned for a real estate surge due to the Delhi National Capital Region (Delhi-NCR)-bound commuters. Meerut also has affordable housing, which makes the market an attractive option for middle-income families.

- **Ghaziabad**: The report highlighted a strong daily usage and a high share of work-related travel from Ghaziabad. Projects in Ghaziabad near the Delhi–Ghaziabad–Meerut RRTS stations have become a prime spot for investments. The corridor is the first to be sanctioned under India's RRTS programme and is positioned as a national demonstration project intended to validate the technical, financial, and institutional framework for future regional transit systems across India.

- **Eastern Delhi–Noida Interface**: New Ashok Nagar stands as a critical piece of commute connectivity in Delhi-NCR. It links the main employment hubs of Delhi and Noida. "New Ashok Nagar emerges as a critical interchange node, connecting Meerut with the broader Delhi-NCR area through its metro linkages to Noida and other major commercial centres," the report says.

According to the report, in the coming decade, the most successful residential market will likely be the ones that sit at the intersection of affordability, connectivity and growth.

Says Mishra: "Tier 2 cities become valuable investment hotbeds, providing a mix of connectivity and scalable development, as visible infrastructure development like RRTS impacts investor confidence."

RRTS corridors are redefining the real estate fundamentals. Indian cities are evolving into multi-nodal regions, and homebuyers are aligning their purchase decisions with emerging RRTS corridors.