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BUSINESS

Sonipat: An emerging flagbearer of tier-2 growth

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by Staff Writer | October 27, 2025

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Among India's rapidly evolving Tier-2 cities, Sonipat has emerged as an undisputed leader, redefining what it means to be a satellite city in the National Capital Region. Once considered as sleepy industrial town, Sonipat is now attracting premium developers, institutional investors, and homebuyers alike, positioning itself as NCR's next real estate powerhouse.

Strategic connectivity: The UER-II advantage

The game-changer for Sonipat has been the Urban Extension Road-II (UER-II), which includes a dedicated spur connecting Bawana to Sonipat, completed in 2025. This infrastructure has integrated Sonipat directly into Delhi's expressway network, reducing travel times to the national capital. The 75.7 kms UER-II connects key areas including Bawana, Rohini, Mundka, Najafgarh and Dwarka, making Sonipat more accessible than ever before. By establishing smooth connections throughout the NCR area, the Western Peripheral Expressway improves connectivity even more. Sonipat has been further boosted by the upcoming Delhi-Sonipat-Panipat Rapid Rail Transit System (RRTS) which slashes commute times. The metro line extension further enhances accessibility, making Sonipat an attractive option for working professionals seeking affordable housing within commuting distance.

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Industrial growth driving residential demand

The Delhi-Mumbai Industrial Corridor (DMIC) project is boosting industrial activities, while the Maruti Suzuki Kharkhoda plant, which began production in 2025, is generating significant employment. The industrial expansion has created a ripple effect in residential real estate, with professionals looking for quality housing in proximity of their workplaces. To accommodate a projected 2.5 million residents, urban planners have allocated 606 hectares for commercial corridor and 7,071 for integrated township.

Affordability meets modern living

Unlike saturated markets in Gurugram or Noida, Sonipat offers affordability without compromising on lifestyle amenities. The Haryana Government's urban expansion plans include enhanced civic amenities, widened roads, sustainable housing projects, and improved public services — all expected to boost both demand and pricing. Developers are launching integrated townships with world-class facilities, attracting both end-users and investors seeking high appreciation potential.

The tier-2 advantage

Sonipat demonstrate how Tier-2 cities are no longer just alternatives — they're preferred destinations. With lower entry costs, seamless connectivity, robust industrial growth, and planned urban development, Sonipat represents that India's real estate future lies beyond metros.



Rahul Singla, director of Mapsko Group, says, "Sonipat is on the brink of a real estate revolution. The city's evolving infrastructure, coupled with its strategic location near Delhi, makes it a hotbed for investors looking for substantial returns on investment. The burgeoning demand for quality residential and commercial properties in Sonipat is fueled by a combination of affordability, spacious layouts, and a better quality of life compared to the crowded metropolitan areas. With the rise of remote working models is encouraging more people to move away from traditional city centers. Every month, Sonipat is attracting not only locals but also people from Delhi and other metros who are looking for a peaceful yet connected place to settle."

Abhay Kumar Mishra, president & CEO, Jindal Realty, says, "With major infrastructure projects like the RRTS, UER-II, and the upcoming Delhi Metro extension, the region is on the cusp of a connectivity revolution. These developments will drastically reduce travel times to Delhi, IGI Airport, and central business hubs—making Sonipat more attractive for both homebuyers and industries. As accessibility improves, so will demand, driving long-term growth and appreciation."

Yashank Wason, MD of Royal Green Realty, says the remote work trend has shifted how people think about location: "People want affordability and breathing space now. Sonipat offers both. And with the upcoming Rapid Rail Transit System, even the most cautious buyers won't have to worry about connectivity much longer."