

Client: Tharwani Realty

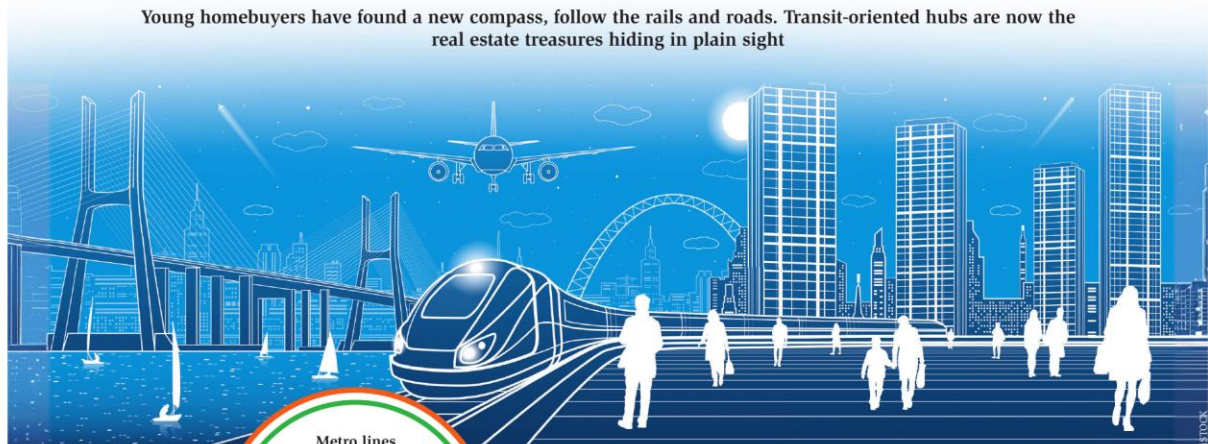
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Transit-oriented living unlocks urban freedom

Young homebuyers have found a new compass, follow the rails and roads. Transit-oriented hubs are now the real estate treasures hiding in plain sight



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The sun dips low on the horizon, the hum of the engine steady, a full tank promising miles of possibility. The wind teases your hair as the open road unfurls ahead; this is the very image of freedom that many hold dear. But what if this image is misleading? What if freedom isn't the ability to drive anywhere at will, but the luxury of not having to drive at all? Imagine stepping out of your home and, within minutes, boarding a train that glides you to work, a café, or a weekend escape, no traffic snarls, no parking battles, no fuel bills quietly chipping away at your savings. This is the promise of transit-oriented development (TOD), a life where ease of movement is woven into the city's design. The rewards reach beyond convenience or cost. Fewer cars mean cleaner skies, quieter streets, and the rare joy of breathing air untainted by exhaust fumes, the kind of air metro dwellers dream about but seldom inhale.

Metro lines and expressways haven't merely shortened commutes; they've democratised access to quality of life, allowing families to trade cramped urban flats for spacious homes without sacrificing career opportunities

VALUE IN MOTION



TOD projects like the Metro rail have had a transformative impact on real estate markets, often triggering a noticeable appreciation in residential and commercial property values near stations and along key corridors. Enhanced connectivity, reduced travel time, and the promise of future infrastructure have made areas along a Metro line more attractive to homebuyers, tenants, and investors alike. "Metro connectivity has emerged as a criterion for urban real estate planning. Properties near Metro stations always see the highest demand, price appreciation, and ROI," shares Aksha Kamboj, executive chairperson, Aspect Realty. "End-users, particularly working professionals and young families are

now open to homes 25-40 km outside city centres if they are well-linked. What counts is availability, not nearness. And so, there is a slow migration of serious homebuyers to thoughtful transit-oriented developments beyond central city areas," adds, Abhishek Tharwani, director, Tharwani Realty.

HIGHWAYS TO GROWTH



The development of new highways has played a pivotal role in unlocking land parcels and encouraging real estate expansion beyond traditional city boundaries. By improving connectivity between urban centres and peripheral regions, these road networks have reduced travel time and made outlying areas more accessible and viable for residential and commercial development. This has not only helped decongest city but also enabled the emergence of new growth corridors, transforming once-remote localities into upcoming real estate destinations. "Improvement in road infrastructure and the emergence of multimodal transport has changed the perception of distance and enhanced the potential of real estate. Several major cities like Bengaluru,

Pune, Mumbai and Ahmedabad have announced their own transit-oriented development policies to create transit hubs surrounded by commercial and residential spaces," opines Anshuman Magazine, chairman and CEO, India, Southeast Asia, Middle East and Africa, CBRE. Where once crossing city boundaries felt like emigration, today's commuters are measuring viability not in kilometres but in door-to-door time, creating an entirely new category of end-users willing to live significantly farther from work than their parents ever imagined. "What used to be 'too far' is now only a 30-minute Metro or an expressway ride away. This transformation has enabled homebuyers to discover more spacious, superior, and affordable homes without sacrificing connectivity. It is also transforming the lifestyle of the city life while suburban ease is the new ideal," explains Tharwani.

NEW BUYER HOTSPOTS



For India's first-time homebuyers, the equation has shifted dramatically. Instead of stretching budgets for cramped flats in established areas, savvy purchasers are

following the infrastructure blueprints to find tomorrow's prime locations today. These infrastructure-driven micro-markets are becoming the hunting grounds for buyers who can't afford prime locations but refuse to settle for inconvenience. From upcoming Metro corridors in Pune creating affordable housing clusters to proposed IT hubs in Hyderabad's periphery attracting young professionals, these emerging pockets offer something precious, the promise of appreciation without the premium of established localities. But this trend raises crucial questions about timing, risk, and whether betting on infrastructure promises is wise investment strategy or wishful thinking for a generation priced out of traditional property markets. "This is one of the most interesting trends we are observing. Young buyers are seeking out the new, well-connected, infrastructure-enabled micro-markets that provide both affordability and sacrifice. These new hubs are turning into self-sustaining ecosystems, with schools, hospitals and shopping centres developing next to neighbourhoods. It is an aspirational, inclusive vision of urban growth," avers Kamboj.