

# Meerut, Ghaziabad get RRTS boost, land prices witness 30% to 67% spike since Oct 2023

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LAND PRICES and housing demand have increased along the Delhi-Ghaziabad-Meerut stretch of the Namo Bharat corridor, with data from developers and consultants showing a 30% to 67% rise in property value since it began operations in October 2023.

The Namo Bharat corridor, built at a cost of Rs 30,274 crore, connects Delhi to Meerut through Ghaziabad. It is the first of several Regional Rapid Transit System (RRTS) lines planned across the National Capital Region (NCR). The 82-km line is currently operational over a 55-km section.

"When the Namo Bharat project was conceptualised, one of the aims was to enable polycentric development in the NCR... We are also harnessing the potential of Transit-Oriented Development (TOD) in the region to foster vibrant, liveable communities," Shalabh Goel, managing director of the National Capital Region Transport Corporation (NCRTC), said.

The city that seems to have benefited the most is Meerut, where land rates have reportedly increased from Rs 8,000-12,000 per square yard to Rs 12,000-20,000. Properties within two kilometres of Namo Bharat stations have seen a 30% to 50% increase in value in the last two years, according to market estimates. Industry representatives say the rise in demand is being driven by improved access to Delhi and changes in commuter behaviour.

The Meerut Development Authority has earmarked 3,273 hectares for TOD in its 2031 mas-



Namo Bharat trains in Ghaziabad during a timetable-bound trial run between Delhi's Sarai Kale Khan and Modipuram in Meerut on June 22. PTI

ter plan. Of this, 2,442 hectares have already been delineated into TOD zones and special development areas. These areas will be served by both the RRTS and the local Meerut Metro.

Developers said there has been growing interest in plotted housing, gated societies, and mid-rise apartments in parts of Meerut and Ghaziabad. "Property prices in areas along the RRTS route have appreciated by 35-40%, reflecting a structural shift driven by infrastructure-led demand... Meerut is fast positioning itself as a credible alternative to legacy NCR markets," Pritam Mishra, senior vice president at Paras Buildtech, said. "This is not a cyclical upswing but a deep, infrastructure-driven revaluation of the market," he added.

Real estate firms said that residential development is being accompanied by commercial activity, with integrated townships, healthcare facilities and educational centres being planned within walking distance of transit nodes.

According to Santosh Agarwal, executive director of

Alpha Corp, a consultancy, "The combination of affordable land, world-class infrastructure, and increasing demand for premium, sustainable developments is positioning Ghaziabad and Meerut as prime locations for commercial enterprises, tech startups, and skilled professionals."

Samir Jasuja, Founder and CEO of PropEquity, which conducts research in the field, said, "The Delhi-Meerut RRTS will be a game-changer in the way people live and commute in Delhi-NCR. Its impact on the property prices in Ghaziabad is evident with the launch price of homes more than doubling in the last five years. In fact, branded developers have either forayed into or are scouting for land along or in the vicinity of this corridor. Bengaluru-based Prestige Group recently launched its project in Ghaziabad. At a time when the housing market across top markets is coming down from its peak, new launches and sales in Ghaziabad have lifted the Delhi-NCR housing market in Q2 2025."

