

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Gurgaon Infrastructure Impact Report — Q3 2026

Gurugram's collector rate for flats rose 83% in Dwarka Expressway sectors 104–115 and 80% in Golf Course Extension Road sectors 58–63A from FY2023-24 to FY2026-27. NHB named Gurgaon the fastest-rising of its 50 cities in 4 of 8 releases. Property Nivesh Research compared official records corridor by corridor.

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Summary

Gurgaon has opened a new expressway, is building a metro line and a business district, and has two rail links on paper. This report asks what official records show, corridor by corridor. We use the government's own valuations of flats, the new projects builders register with HRERA, the house-price figures NHB prints for Gurgaon, and the dated milestones of each project.

The records show a city where official values rose fast, but unevenly. NHB named Gurgaon the fastest-rising of its 50 cities in 4 of its 8 releases from Q3 2024 to Q2 2026. Gurugram raised its collector rate for flats by 83% in Dwarka Expressway sectors 104–115 and 80% in Golf Course Extension Road sectors 58–63A over three revisions. Most other lines rose 21% to 40%.

The tehsil that prices a sector mattered as much as the road next to it. New projects moved too: New Gurgaon drew the most, Golf Course Extension Road fell back, and the expressway and the older sectors rose. None of this is a sale price, and none of it is a forecast.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

- 1** Gurgaon had the fastest annual rise in house prices of the 50 cities in NHB's RESIDEX in 4 of the 8 quarterly releases from Q3 2024 to Q2 2026: 22.8% to 33.9%, against 4.8% to 7.2% for the 50-city composite in the same quarters.
- 2** NHB also named Gurgaon among the fastest quarterly risers in 5 of the 8 releases, first in 3. NHB did not print a figure for Gurgaon in its releases for Q1 2026 and Q2 2026, so its latest change is not public; the fastest of the 50 cities in those quarters were Ludhiana (22.2%) and Faridabad (24.4%).
- 3** From FY2023-24 to FY2026-27, three revisions, Gurugram's collector rate for flats rose 83% in Dwarka Expressway sectors 104–115, 80% in Golf Course Extension Road sectors 58–63A and 78% in central Gurgaon's group-housing sectors. The other 8 flat lines priced in every list rose 21% to 40%.
- 4** The tehsil list mattered as much as the road. In Wazirabad's list, Golf Course Extension Road sectors 58–63A rose 80% while the older sectors in the same list rose 40%. Badshahpur raised all 3 of its flat lines by 39% to 40%, whether on SPR, Golf Course Extension Road or Sohna Road.
- 5** From FY2024-25, where our Kadipur data starts, Kadipur's list raised its SPR line (sectors 71–75A) 33% and its Dwarka Expressway line (sectors 99–110) 33% by FY2026-27, against 25% for older sectors 9–10A.

- 6 New Gurgaon rose least in the last two revisions: from FY2024-25 to FY2026-27, Manesar's main New Gurgaon lines rose 10% and Harsaru's 27%. Over three revisions Manesar's main lines rose 40%; most of that came in the 2024 list.
- 7 New Gurgaon (sectors 76–95) drew the most new RERA projects from 2021 to 2025: 175 of 595 in Gurugram district (29%). Its yearly count peaked at 43 in 2023 and was 29 in 2025.
- 8 New projects along the Dwarka Expressway went from 15 in 2021 to 26 in 2025, and in the established sectors 1–57 from 13 to 28. On Golf Course Extension Road they peaked at 22 in 2022 and were 6 in 2025.
- 9 Of the 8 Gurgaon infrastructure projects we follow, 2 are open, 3 are under construction or partly open, and 3 are approved or proposed but not under construction.
- 10 Construction of the Gurugram Metro from Millennium City Centre to Cyber City began on 5 September 2025, after Union Cabinet approval on 7 June 2023; Haryana's Chief Minister said then that it would be completed within four years. Global City's target has been revised 2 times; the latest official statement puts the remaining work in December 2026.

Key numbers

RISE IN THE FLAT COLLECTOR RATE,
DWARKA EXPRESSWAY SECTORS 104–115

83%

FY2023-24 to FY2026-27, Gurugram tehsil list

RISE IN THE FLAT COLLECTOR RATE, GOLF
COURSE EXTENSION ROAD SECTORS 58–
63A

80%

FY2023-24 to FY2026-27, Wazirabad list

NHB RELEASES NAMING GURGAON THE
FASTEST OF 50 CITIES

4 of 8

Q3 2024 – Q2 2026

SHARE OF NEW RERA PROJECTS IN NEW
GURGAON

29%

2021–2025, sectors 76–95

INFRASTRUCTURE PROJECTS OPEN,
BUILDING, ON PAPER

2 · 3 · 3

of 8 Gurgaon projects we follow

What this report measures

No public source publishes market prices for every Gurgaon sector. So this report uses four official records and says where each one stops.

- **NHB's house-price figures.** The National Housing Bank's RESIDEX tracks 50 cities from bank and housing-finance valuations. Its national press release prints a city's own figure only when the city is the fastest or slowest of the 50, or among the fastest risers in the quarter.
- **Government valuations.** Gurugram's collector rates are the minimum values the district uses to charge stamp duty. Each revenue tehsil publishes its own list and prices flats in group housing by sector group. We show them as changes and as an index, not in rupees.
- **New project supply.** Every new housing project must register with HRERA Gurugram. We placed each one in the sector named in its filed address.
- **Official timelines.** The approvals, construction starts, openings and revised target dates of 8 Gurgaon projects, from government and project-authority releases.

We group sectors into corridors: the Dwarka Expressway (sectors 99–115), Golf Course Extension Road (58–67), the Southern Peripheral Road (68–75A), New Gurgaon along NH-48 (76–95), the established city (1–57) and Sohna. For the same records across India, see the India Infrastructure Impact Report.

House prices: what NHB says about Gurgaon

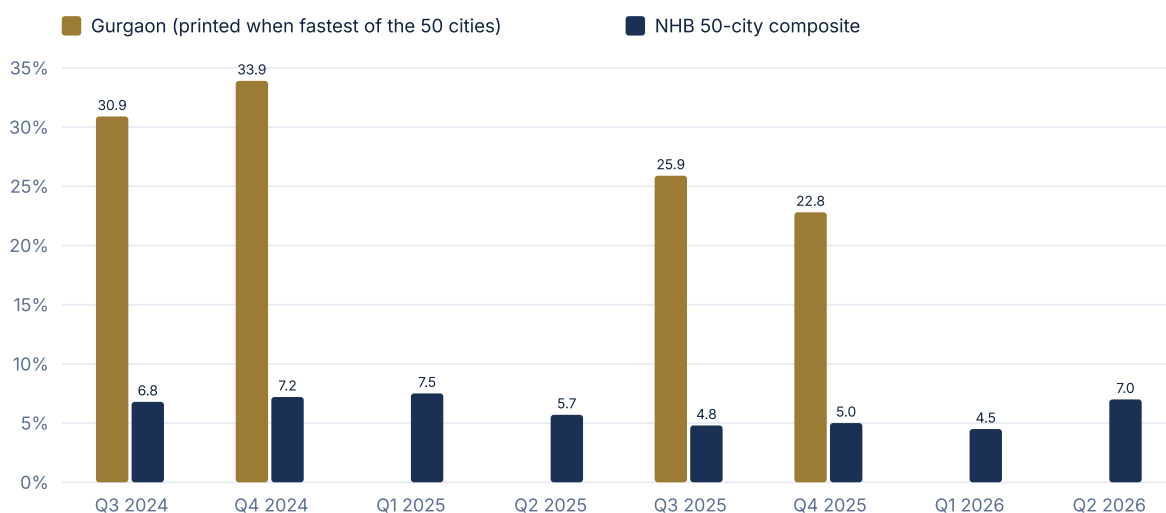
Across the 8 quarterly releases from Q3 2024 to Q2 2026, NHB named Gurgaon the fastest-rising of its 50 cities 4 times, in Q3 2024, Q4 2024, Q3 2025 and Q4 2025. Its annual rise in those quarters was 22.8% to 33.9%. The 50-city composite rose 4.8% to 7.2% in the same quarters. The highest was 33.9% in Q4 2024.

NHB also lists the cities that rose fastest on the previous quarter. Gurgaon was on that list in 5 of the 8 releases and first in 3.

NHB did not print a figure for Gurgaon in its releases for Q1 2026 and Q2 2026, so its latest change is not public; the fastest of the 50 cities in those quarters were Ludhiana (22.2%) and Faridabad (24.4%). A missing figure is not a fall. It means NHB did not publish Gurgaon's number, so we do not estimate one. RESIDEX measures what banks and housing-finance companies value homes at, not registered sale prices.

Gurgaon against NHB's 50-city index: annual rise in house prices, Q3 2024 – Q2 2026

Year-on-year change in NHB RESIDEX HPI @ Assessment Prices (bank and HFC valuations). NHB prints a city's own figure in its national release only when the city is the fastest or slowest of the 50; a quarter with no Gurgaon bar is one where NHB did not print Gurgaon's figure.



Source: NHB RESIDEX national press releases · Property Nivesh Research

Official valuations by corridor

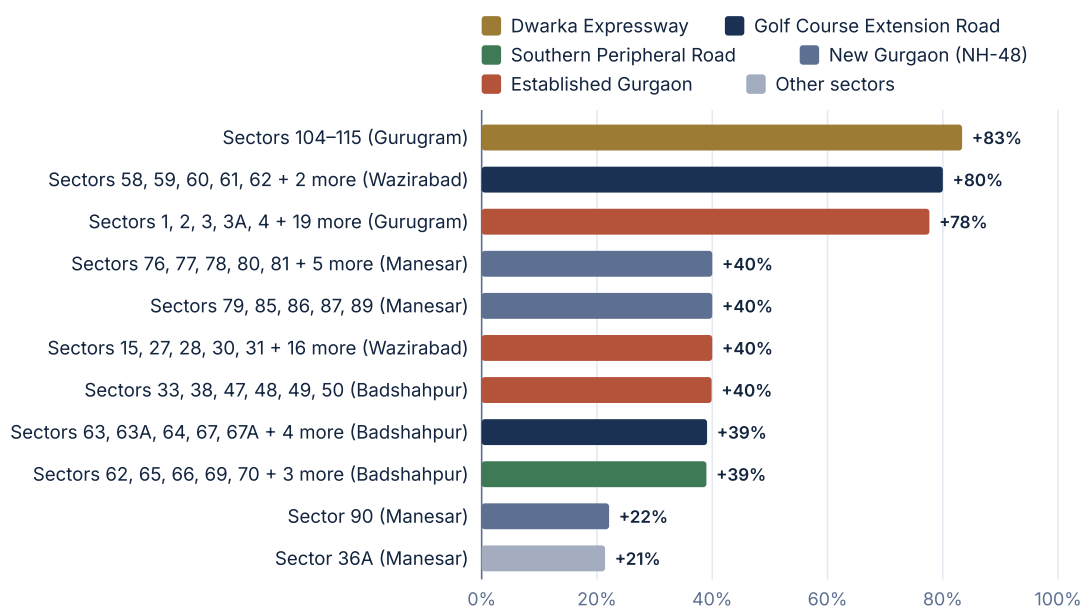
Four of Gurugram's tehsil lists — Gurugram, Wazirabad, Badshahpur and Manesar — have priced the same flat lines in every list since FY2023-24. Over those three revisions, to FY2026-27, three lines stand out. The Dwarka Expressway line for sectors 104–115 rose 83%. The Golf Course Extension Road line for sectors 58–63A rose 80%. Central Gurgaon's group-housing line rose 78%.

The other 8 lines rose 21% to 40%. They include New Gurgaon along NH-48, SPR, Golf Course Extension Road sectors 63–68 in Badshahpur's list, Sohna Road and Wazirabad's older sectors. The chart colours each line by the corridor that holds most of its sectors.

The Gurugram list priced the expressway sectors the same in its 2024 list as in 2023. The road opened in March 2024, and the next two revisions raised the line to the 83% total. Our India Infrastructure Impact Report follows that step in detail.

Gurgaon flat collector rates by corridor: change FY2023-24 to FY2026-27

Every group-housing line Gurugram has priced in each list from FY2023-24 to FY2026-27 — three revisions — in the tehsil list that prices it. Colour: the corridor holding most of the line's sectors. Kadipur and Harsaru lists start in FY2024-25; their lines are in the table.



Source: Gurugram collector rate lists · analysis: Property Nivesh Research

The tehsil list matters as much as the road

Each tehsil revises its own list, and some revise every line by the same amount.

Badshahpur raised all 3 of its flat lines by 39% to 40% over three revisions. That covers its SPR, Golf Course Extension Road (sectors 63–68) and Sohna Road lines alike.

Harsaru raised both its New Gurgaon lines 27% from FY2024-25 to FY2026-27.

Where a list does separate its lines, the corridor sectors rose more. In Wazirabad, Golf Course Extension Road sectors 58–63A rose 80%, and the older sectors in the same list rose 40%. In Kadipur, where our data starts in FY2024-25, the SPR line rose 33% and the Dwarka Expressway line (sectors 99–110) 33%. Older sectors 9–10A rose 25%.

The same sector can sit in more than one tehsil list at different rates. Sectors 104–110 are a clear case: they rose 83% in the Gurugram list but 33% in Kadipur's from FY2024-25. Check which tehsil a property is registered in before reading anything into a rate.

Where new projects are being registered

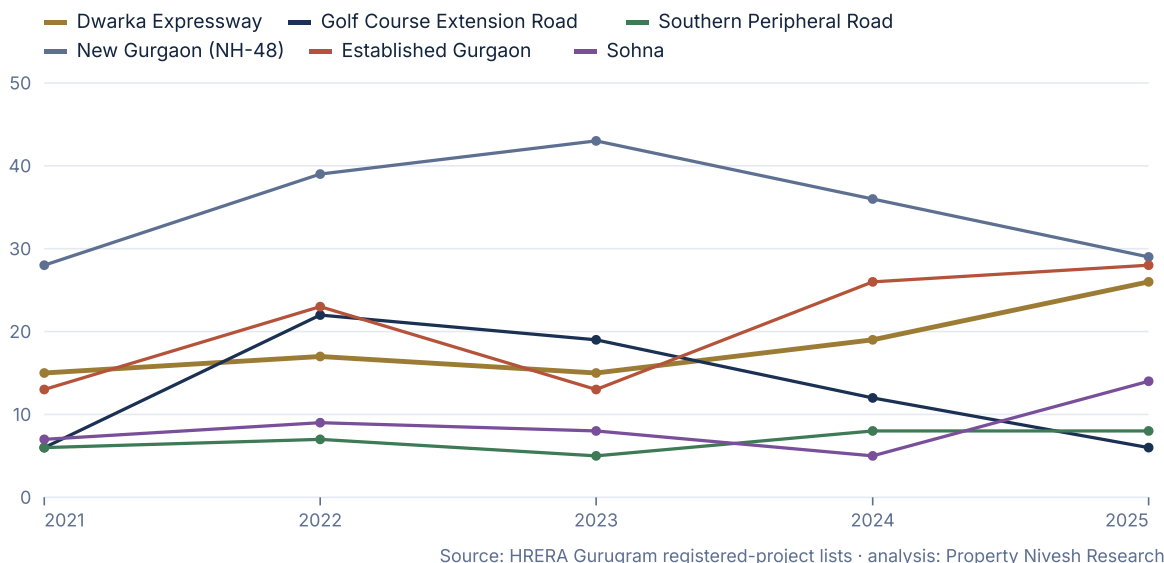
From 2021 to 2025, 595 new projects were registered with HRERA Gurugram. New Gurgaon took the largest share, 29%. Its yearly count peaked at 43 in 2023 and was 29 in 2025. The established sectors 1–57 took 17%, rising from 13 to 28 a year. The Dwarka Expressway sectors took 15%, rising from 15 to 26.

Golf Course Extension Road moved the other way. New projects there peaked at 22 in 2022 and were 6 in 2025, even as its official rate rose sharply. SPR stayed small, at 34 projects over five years. Sohna had 14 in 2025, its highest count in the period.

These are counts of projects, not homes, and one large launch can move a corridor's count. 63 projects filed addresses we could not place in a sector.

New RERA projects in Gurgaon by corridor, 2021–2025

Projects registered with HRERA Gurugram each calendar year, placed by the sector in their filed address. Projects that could not be placed (63) and newer sectors outside the bands are in the table only.



Gurgaon's infrastructure pipeline

Two of the 8 projects we follow are open. The Dwarka Expressway (Haryana) opened on 11 March 2024, 5.3 years after construction began, with 3 official revisions of its target. The Sohna–Dausa stretch of the Delhi–Mumbai Expressway opened on 12 February 2023. The DND–Faridabad–Sohna expressway is partly open; construction began on 14 May 2021, and its target has been revised 2 times.

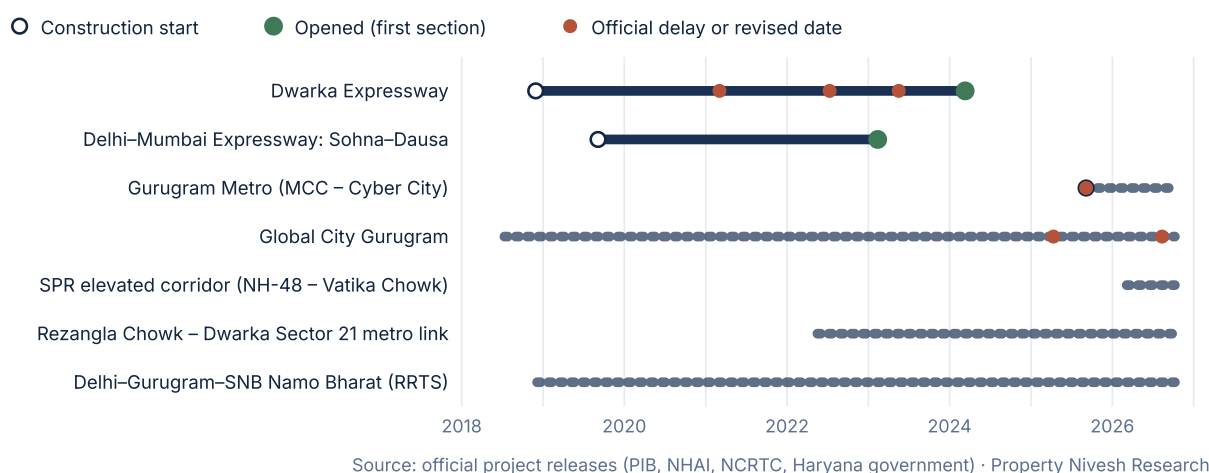
The Gurugram Metro from Millennium City Centre to Cyber City, with a spur to the Dwarka Expressway, had its foundation stone laid on 16 February 2024. Construction began on 5 September 2025, and Haryana's Chief Minister said then that it would be completed within four years. Global City, first announced on 12 July 2018, has had its target revised 2 times; the latest official statement expects the remaining work by December 2026.

Three projects are still on paper. The SPR elevated corridor from NH-48 to Vatika Chowk was approved on 7 March 2026. The Rezangla Chowk–Dwarka Sector 21 metro

link was approved on 19 October 2022. The Delhi–Gurugram–SNB Namo Bharat corridor had its first approval on 6 December 2018 and its latest on 7 March 2024. Approval is not construction: treat any project without a construction start as a plan.

Gurgaon's infrastructure: from first approval to opening

Each bar runs from the official construction start — or, where none is recorded, the first announcement or approval — to the first opening; a dotted bar is not yet open. Red dots are official delay statements or revised target dates. The DND–Faridabad–Sohna expressway is partly open, but our records hold no dated opening, so it is in the table only.



How to use this report

Collector rates move in revisions, often after the market has moved. A big rise usually means the government is catching up with prices that have already gone up. An unchanged line can mean prices did not change, or that the tehsil did not revise it. New registrations show where builders are launching, which also depends on land, licences and interest rates.

Before buying near any of these projects, check the project's own RERA registration and the official status of the infrastructure it advertises. Then compare current prices on our corridor pages:

- Dwarka Expressway

- Golf Course Extension Road
- Southern Peripheral Road
- New Gurgaon
- Sohna

This report does not forecast prices or recommend buying or selling any property.

Data tables

What NHB's national releases print about Gurgaon

NHB RESIDEX HPI @ Assessment Prices, as printed in each national press release. NHB prints a city's annual change only for the fastest and slowest of the 50 cities, and lists two to four fastest quarterly risers. "Not printed" is not a fall: NHB did not publish Gurgaon's figure that quarter.

Quarter	NHB release	50-city y-o-y	Gurgaon y-o-y	Fastest of the 50	Gurgaon among fastest q-o-q risers
Q2 2026	8 September 2026	7.0%	Not printed	Faridabad 24.4%	Not named
Q1 2026	18 June 2026	4.5%	Not printed	Ludhiana 22.2%	Not named
Q4 2025	5 March 2026	5.0%	22.8%	Gurgaon 22.8%	1st of 2 named, 4.5%
Q3 2025	1 December 2025	4.8%	25.9%	Gurgaon 25.9%	Not named
Q2 2025	27 August 2025	5.7%	Not printed	Navi Mumbai 39.1%	1st of 3 named, 5.2%
Q1 2025	19 June 2025	7.5%	Not printed	Navi Mumbai 45.8%	3rd of 4 named, 7.5%
Q4 2024	22 April 2025	7.2%	33.9%	Gurgaon 33.9%	2nd of 4 named, 7.2%
Q3 2024	3 December 2024	6.8%	30.9%	Gurgaon 30.9%	1st of 4 named, 7.3%

Gurgaon collector rates for group-housing flats by corridor — index (first year in the list = 100)

Each line as Gurugram's tehsil lists price it; corridor = the band holding most of the line's sectors (sectors 36A and 37B–37D belong to no band). — = not in that year's list. 16 named societies that the lists price on lines of their own are not shown; their median change FY2024-25 to FY2026-27 was +22%.

Corridor and sector group (tehsil list)	2022-23	2023-24	2024-25	2025-26	2026-27	2023-24 → 2026-27	2024-25 → 2026-27
Dwarka Expressway: Sectors 104–115 (Gurugram)	100	120	120	200	220	+83%	+83%
Dwarka Expressway: Sectors 99–110 (Kadipur)	—	—	100	122	133	—	+33%
Golf Course Extension Road: Sectors 58, 59, 60, 61, 62 + 2 more (Wazirabad)	—	100	116	164	180	+80%	+55%
Golf Course Extension Road: Sectors 63, 63A, 64, 67, 67A + 4 more (Badshahpur)	—	100	115	126	139	+39%	+21%
Southern Peripheral Road: Sectors 71, 72A, 73, 74, 75, 75A (Kadipur)	—	—	100	122	133	—	+33%
Southern Peripheral Road: Sectors 62, 65, 66, 69, 70 + 3 more (Badshahpur)	—	100	115	126	139	+39%	+21%
New Gurgaon (NH-48): Sectors 36A, 84, 88, 88A, 89, 89A (Harsaru)	—	—	100	118	127	—	+27%
New Gurgaon (NH-48): Sectors 36A, 84, 88B, 89B, 90 + 8 more (Harsaru)	—	—	100	118	127	—	+27%
New Gurgaon (NH-48): Sector 90 (Manesar)	—	100	110	110	122	+22%	+11%
New Gurgaon (NH-48): Sectors 76, 77, 78, 80, 81 + 5 more (Manesar)	—	100	127	127	140	+40%	+10%
New Gurgaon (NH-48): Sectors 79, 85, 86, 87, 89 (Manesar)	—	100	127	127	140	+40%	+10%
Established Gurgaon: Sectors 1, 2, 3, 3A, 4 + 19 more (Gurugram)	100	118	118	164	210	+78%	+78%
Established Gurgaon: Sectors 9, 9A, 9B, 10, 10A + 6 more (Kadipur)	—	—	100	117	125	—	+25%
Established Gurgaon: Sectors 33, 38, 47, 48, 49, 50 (Badshahpur)	—	100	115	127	140	+40%	+21%
Established Gurgaon: Sectors 15, 27, 28, 30, 31 + 16 more (Wazirabad)	—	100	116	127	140	+40%	+21%
Other sectors: Sectors 37C, 37D (Kadipur)	—	—	100	120	130	—	+30%
Other sectors: Sector 36A (Manesar)	—	100	110	110	121	+21%	+10%

New RERA projects in Gurgaon by corridor and year

Projects registered with HRERA Gurugram (list to 14 September 2026), by the year on the registration certificate and the sector in the filed address. Complete calendar years only.

Corridor	2021	2022	2023	2024	2025	Total	Share
Dwarka Expressway, sectors 99–115	15	17	15	19	26	92	15%
Golf Course Extension Road, sectors 58–67	6	22	19	12	6	65	11%
Southern Peripheral Road, sectors 68–75A	6	7	5	8	8	34	6%
New Gurgaon (NH-48), sectors 76–95	28	39	43	36	29	175	29%
Established Gurgaon, sectors 1–57	13	23	13	26	28	103	17%
Sohna, Sohna's own sector numbers	7	9	8	5	14	43	7%
Other sectors (36A, 37B–37D, 96–98)						20	3%
Address could not be placed in a sector						63	11%
Gurugram district, all new projects	92	131	117	124	131	595	100%

Gurgaon's infrastructure projects from official milestones

First announcement or approval, construction start (or foundation stone), first opening, the number of official delay statements or revised target dates, and the next date an official source has given. * computed by us from an official statement giving a duration ("within four years"), not a date.

Project	Status	First announced or approved	Construction start	First opened	Date revisions	Next official date
Dwarka Expressway (Haryana)	Open	Mar 2018	29 Nov 2018	11 Mar 2024	3	—
Delhi–Mumbai Expressway: Sohna–Dausa	Open	5 Mar 2019	5 Sep 2019	12 Feb 2023	0	—
DND–Faridabad–Sohna expressway	Partly open (opening date not recorded)	—	14 May 2021	—	2	—
Gurugram Metro (Millennium City Centre – Cyber City)	Under construction	13 Aug 2020	5 Sep 2025	—	1	2029* (completion)
Global City Gurugram	Under construction	12 Jul 2018	—	—	2	Dec 2026 (remaining work)
SPR elevated corridor (NH-48 – Vatika Chowk)	Approved	7 Mar 2026	—	—	0	—
Rezangla Chowk – Dwarka Sector 21 metro link	Proposed	18 May 2022	—	—	0	—
Delhi–Gurugram–SNB Namu Bharat (RRTS)	Proposed	6 Dec 2018	—	—	0	—

Methodology

Data. NHB RESIDEX HPI @ Assessment Prices as printed in NHB's national press releases, Q3 2024 to Q2 2026 (dataset version 1.0). Gurugram collector rates for flats in group housing, from each tehsil's list, shown as changes and as an index with each line's first year at 100 (dataset version 1.1); the rupee rates are published in the district's lists. 2024-25 rates are the 2024 values as reprinted in the 2025 lists, because the 2024 lists were published as drafts. Project registrations from HRERA Gurugram's registered and cancelled project lists, to 14 September 2026 (dataset version 1.0). Infrastructure milestones from government and project-authority releases (dataset version 1.0).

Corridors. Sectors are grouped by number: Dwarka Expressway 99–115, Golf Course Extension Road 58–67, Southern Peripheral Road 68–75A, New Gurgaon 76–95, established Gurgaon 1–57, and Sohna’s own sector numbers. Sectors 36A and 37B–37D, at the Kherki Daula end of the expressway, and 96–98 belong to no band. A collector-rate line belongs to the corridor that holds more than half its sectors. These bands are our grouping, not an official one.

Calculations. A change is the later rate divided by the earlier, minus one, for a line priced in both lists. Registration counts are complete calendar years, by the date on each registration certificate. Nothing is estimated, interpolated or carried forward. When NHB does not print Gurgaon’s figure, there is no figure.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- National Housing Bank — NHB RESIDEX national press releases, July–September 2024 to April–June 2026.
- Deputy Commissioner-cum-Collector, Gurugram — collector rate lists of the Gurugram, Wazirabad, Badshahpur, Kadipur, Harsaru and Manesar tehsils, 2022-23 to 2026-27.
- Haryana Real Estate Regulatory Authority, Gurugram — registered and cancelled project lists.
- Press Information Bureau; National Highways Authority of India; National Capital Region Transport Corporation; Government of Haryana press releases; Gurugram Metropolitan Development Authority — project milestones.

Limitations

- Collector rates are government minimum values for stamp duty, not market prices, and they lag the market.
- Each tehsil revises its own list; the same sector can appear in more than one list at different rates.
- Kadipur and Harsaru lists are available from 2024-25 only; only two lines go back to 2022-23. Yearly series show the last five years at most.

- NHB prints Gurgaon's own figure only when it leads or trails the 50 cities; in other quarters its figure is not public.
- NHB RESIDEX measures bank and housing-finance valuations, not registered sale prices.
- RERA counts are projects, not homes, and depend on filed addresses; 63 projects could not be placed in a sector.
- Corridor bands are our grouping by sector number; a sector at the edge of a band may face a different road.

Frequently asked questions

Which Gurgaon corridor has seen the biggest rise in official property rates? ×

From FY2023-24 to FY2026-27, Gurugram's collector rate for flats rose 83% in Dwarka Expressway sectors 104–115 and 80% in Golf Course Extension Road sectors 58–63A. Most other flat lines rose 21% to 40%. Collector rates are government values for stamp duty, not sale prices.

How fast are house prices rising in Gurgaon? ×

NHB named Gurgaon the fastest-rising of its 50 cities in 4 of its 8 releases from Q3 2024 to Q2 2026, with annual rises of 22.8% to 33.9%. NHB did not print Gurgaon's figure for Q1 2026 and Q2 2026, so its latest change is not public.

Where are most new projects being launched in Gurgaon? ×

In New Gurgaon along NH-48 (sectors 76–95): 175 of the 595 projects registered with HRERA Gurugram from 2021 to 2025, or 29%. New registrations along the Dwarka Expressway rose to 26 in 2025.

When will the Gurugram Metro be ready? ×

Construction began on 5 September 2025. Haryana's Chief Minister said then that the project would be completed within four years. No official opening date has been given; we will update this report when one is.

Does a new road always raise property rates in Gurgaon? ×

Not evenly. Badshahpur raised all 3 of its flat lines by 39% to 40%, whether they lie on SPR, Golf Course Extension Road or Sohna Road. In Wazirabad, Golf Course Extension Road

sectors rose 80% against 40% for older sectors in the same list.

Cite this research

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SOURCE LINE

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Version history. Report v1.0 (2026-10-10): First publication. · Infrastructure projects and their official milestones v1.0 (2026-10-09): First release: 110 projects, 310 dated milestones. · Gurugram collector rates for flats in group housing — index v1.0 (2026-10-09): First release: 57 lines followed for two or more years (17 sector groups). · Gurugram collector rates for flats in group housing — index v1.1 (2026-10-10): Updated: 57 lines followed for two or more years (17 sector groups), indexed. · New RERA project registrations v1.0 (2026-10-09): First release: 1087 HRERA Gurugram registrations (to 2026-09-14), 2277 district counts from 9 RERA authorities. · India house price indices by quarter — RBI all-India HPI and NHB RESIDEX national releases v1.0 (2026-10-10): First release: 9 quarters (2024-Q2 to 2026-Q2); NHB figures for 8 quarters.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.