



ELECTRONIC CITY, BENGALURU

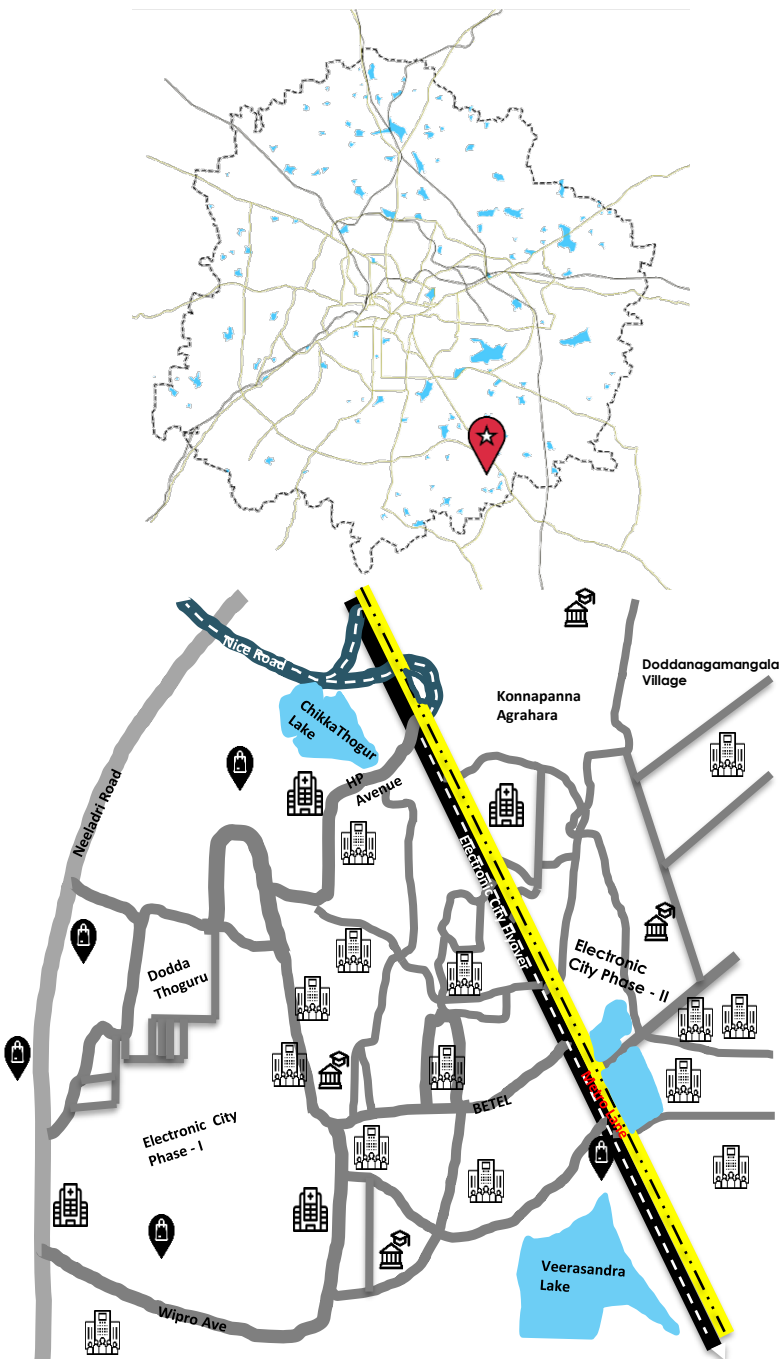
May 2024

Location Mapping

Electronic City, situated in the Anekal taluk, is a vibrant information technology hub sprawling over 800 acres near Konappana Agrahara and Doddathogur.

Established by KEONICS (Karnataka State Electronics Development Corporation), it is divided into four phases. The area accommodates approximately 200 IT-ITeS company campuses, including major players like Infosys, Wipro, TCS, HCL, Tech Mahindra, and Biocon. Over the years, Electronic City has transitioned from a suburban locality to an integral part of the city due to its rapid development and enhanced connectivity.

Electronic City, conceptualized due to the availability of land in the 1980s, when a few companies mostly dealing in electronics, set up their operations. By the turn of the decade, the city's real estate landscape took a monumental turn with the advent of the IT industry. The establishment of the Electronic City and the ITPL transformed Bengaluru into India's Silicon Valley. This technological boom led to a surge in the demand for office spaces and residential properties. This enabled the transition of the micro market to a major real estate destination of the Bengaluru city. As the locality is the hub to several corporate giants across the globe, the demand for housing has eventually increased in this region. Especially, the requirement of home is particularly high among the working professionals.



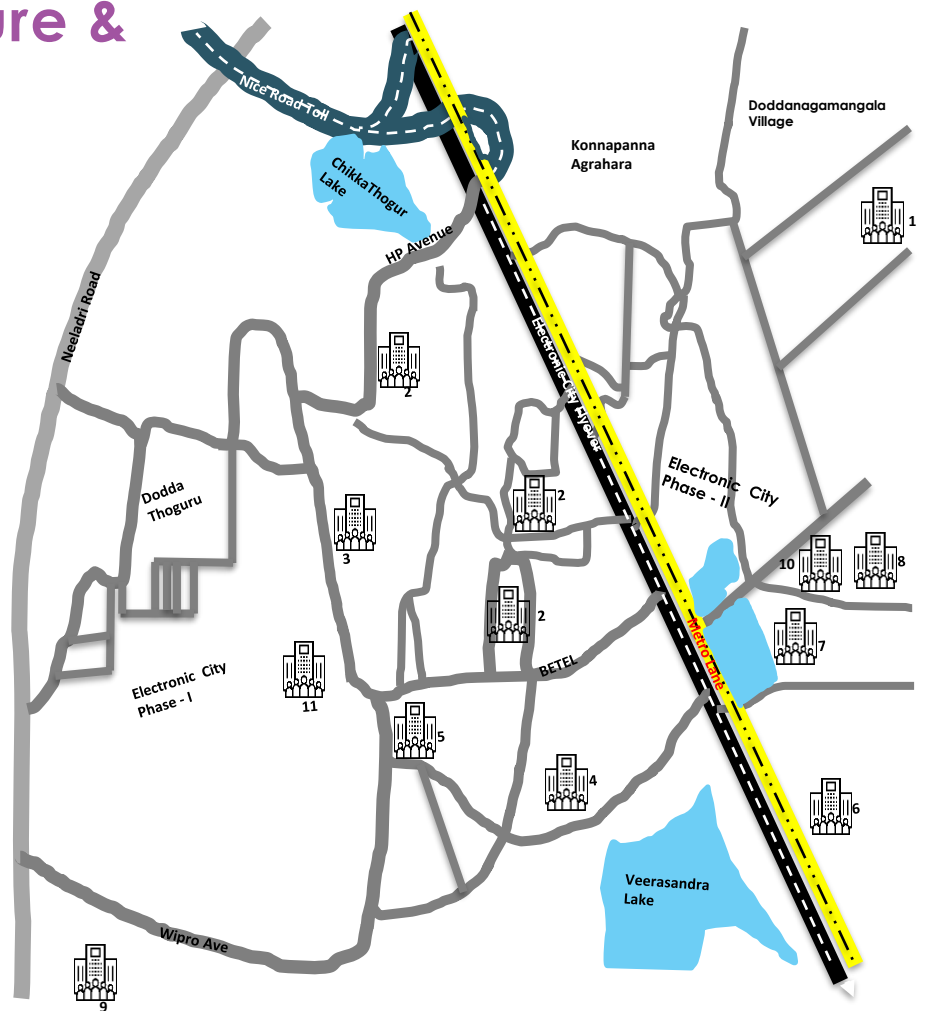
Map not to scale, for representation purposes only



Physical Infrastructure & Commercial Hubs

Established as a focal point for growth in South Bengaluru, Electronic City boasts exceptional connectivity to major landmarks like Sarjapur, Hosur Road, Koramangala, and the CBD. The NICE road serves as a crucial link, connecting Electronic City to other key areas in the west of Bengaluru city, via a 63 km 4-lane access-controlled tollway. Electronic City is part of the Namma Metro Yellow Line (R V Road - Bommasandra line), with the project nearing completion and began slow trial runs on the Yellow Line (Bommasandra - RV Road) on March 7 2024.

- 1.Tech Mahindra
- 2.Infosys SEZ
- 3.Velankanni Tech Park
- 4.Prathik Tech Park
- 5.JP Techno Park
- 6.Bosch
- 7.Simens
- 8.TCS
- 9.Wipro
- 10.Biocon
- 11.Skyward Tech Park



Map not to scale, for representation purposes only

Social Infrastructure

The social infrastructure in Electronic City matches that of the city's well-developed areas. It offers a plethora of renowned schools, hospitals, shopping malls, restaurants, supermarkets, and recreational facilities, providing residents with a high quality of life.



Hospitals

1. Anugraha Hospital
2. CHG
3. Practo Hospital
4. Kauvery Hospital



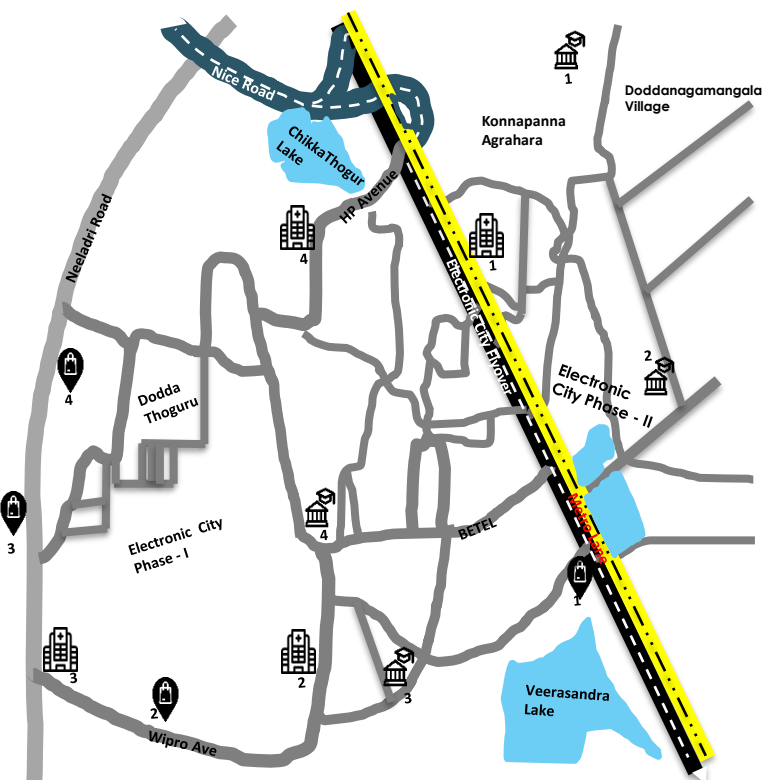
Educational Institutions

1. PES University
2. Xavier Institute
3. Symbiosis Institute
4. IIT



Shopping Malls

1. D Mart
2. Reliance Digital
3. Uptown Mall
4. Skywards Sun Park
5. M5 E City Mall

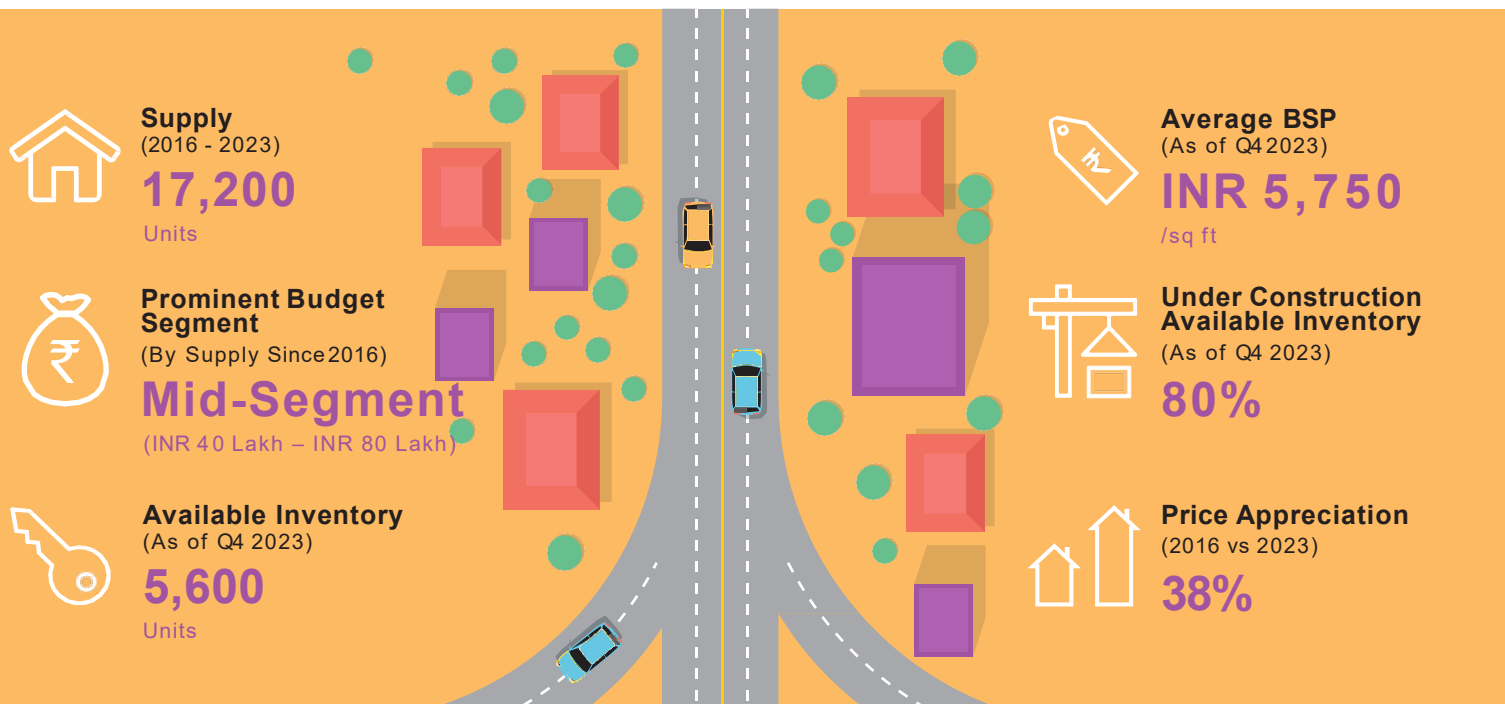


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Residential Real Estate Snapshot

Electronic City, a thriving residential market in Southern part of Bengaluru, has witnessed a substantial growth with approximately 17,200 residential units launched between Q1 2016 and Q4 2023.

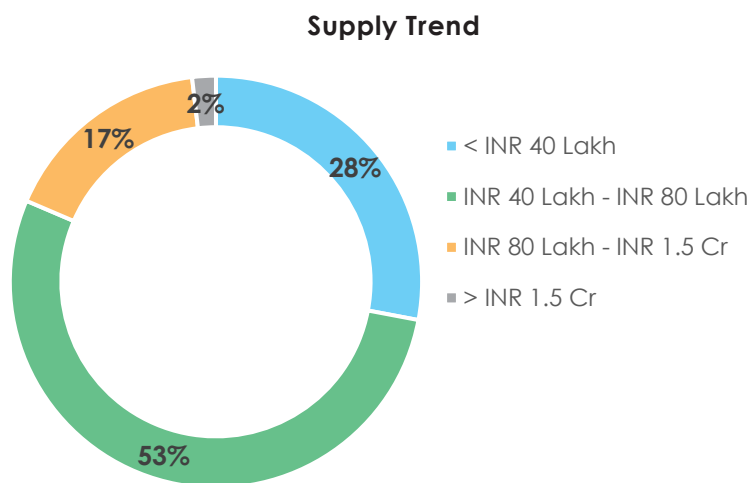
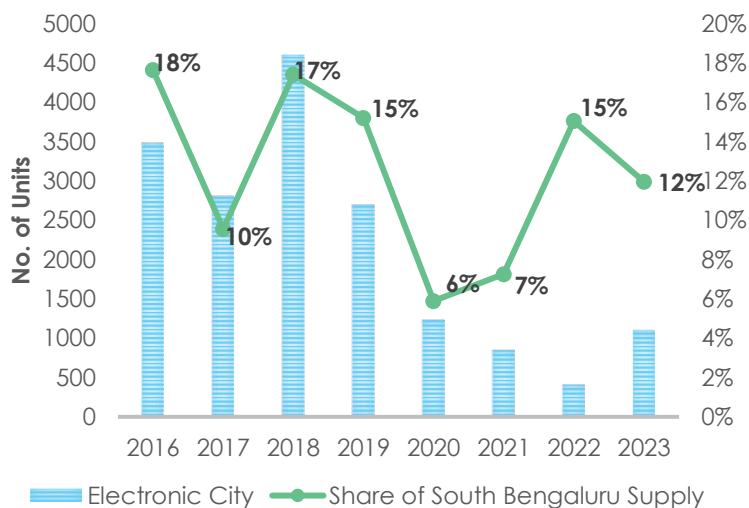
This market accounts for 21% of the total residential supply in South Bengaluru during this period. The micro market is abundant with ready-to-move-in (RTM) options, comprising around 33% of the launched units as of the end of Q4 2023, followed by 31% of the launched units to be completed in less than a year.



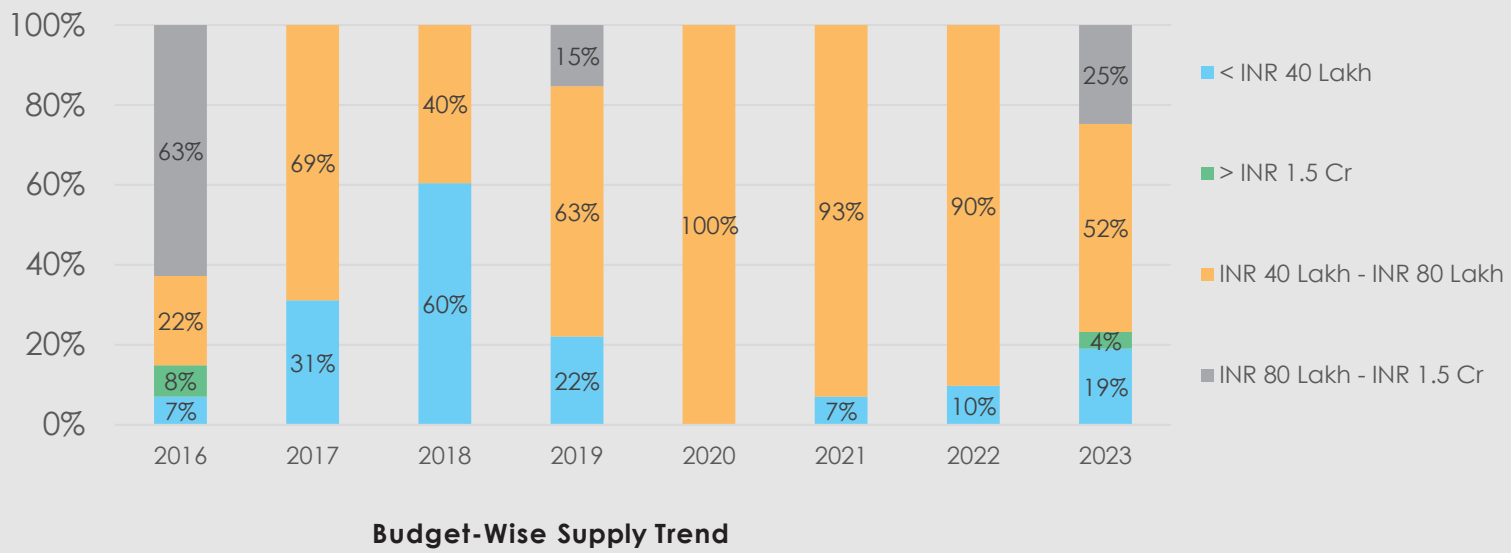
Supply

Electronic City's residential market witnessed variations in supply from 2016 to 2018, reaching a peak of around 4,600 units launched in 2018. However, the arrival of the COVID-19 pandemic in 2019 presented substantial challenges, negatively impacting the micro market's residential supply. Demonstrating resilience, Electronic City is experiencing a gradual recovery in new residential unit launches.

From 2016 to 2023, mid-segment residential units priced between INR 40 lakh and INR 80 lakh dominated Electronic City's supply, comprising nearly 53% of the total residential supply. Approximately 53% of the total supply in the Electronic City micro market falls within the mid-segment range of INR 80 Lakh – INR 1.5 Cr from 2016 to 2023. During the same period, the second highest supply of 28% is in the affordable segment, priced below INR 40 Lakh.

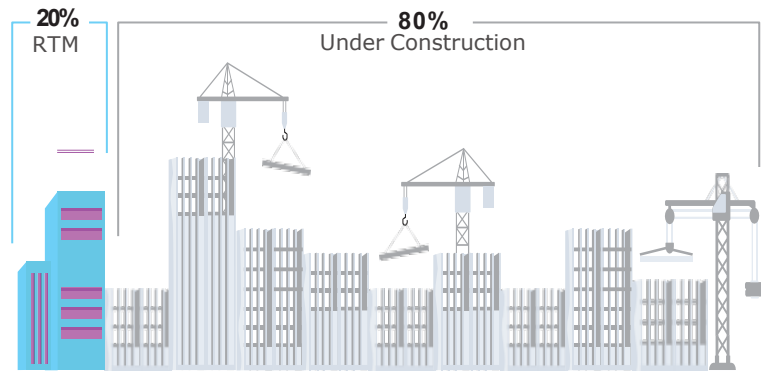


Budget-wise Supply (2016-2023)

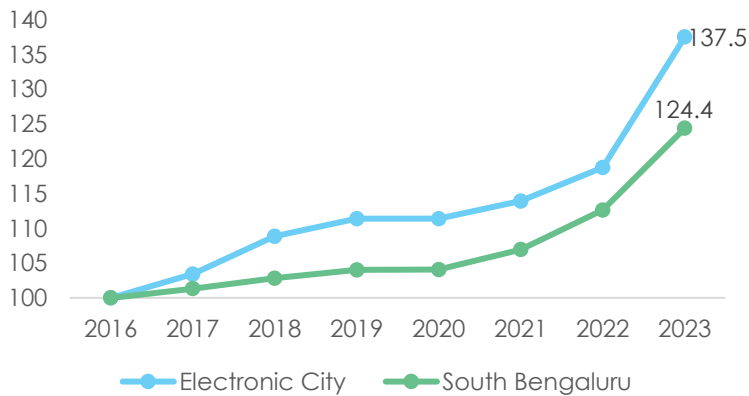


Available Inventory

The micro-market has around 5,600 residential units available for sale, of which 20% are RTM. The remaining 80% of the units are at various stages of construction.



Available Inventory (As of Q4 2023)



Price Trend (Indexed to 2016)

Price Trend

The average property prices in Electronic City have surged by 38% over the past 8 years between 2016 and 2023, with the average property prices reaching INR 5,750 /sqft by the end of Q4 2023.



Typology Snapshot

Configuration	Average Size Range (Super Built-up Area)	Ticket Size (INR)	Rental (INR/Month)
1 BHK	500 – 700 sqft	22 lakh – 45 lakh	7K – 14K
2 BHK	1000 – 1300 sqft	55 lakh – 82 lakh	14K – 25K
3 BHK	1300 – 1900 sqft	78 lakh – 1.35 Cr	25K – 40K



Price Appreciation in last 5 years: 23%

Outlook

The residential market in Electronic City is poised for a bright future, fueled by strong demand from IT-ITeS personnel and industrial workers in the area. The proposed Hosur Airport in Belagondapalli on Thally Road, an UDAN project, is expected to be nearer, with a travel time of 30 minutes by road and a distance of 28 km from Electronics City.

The upcoming 260 km long Bengaluru-Chennai Expressway, bode positively for residents and investors. Given Electronic City's consistent growth and the upcoming infrastructural development, the micro-market is expected to experience a further increase in the capital value of residential properties in the future.

ANAROCK

VALUES OVER VALUE

About Anarock

ANAROCK is the leading independent real estate services company with a visible presence across India and the Middle East. The Company has diversified interests across the real estate lifecycle and deploys its proprietary technology platform to accelerate marketing and sales on behalf of its clients.

Over the last six years, ANAROCK has expanded from being a residential-focused organization to complementary sectors including retail, commercial, hospitality, logistics & data centres, industrial and land. The firm also specialises in strategic advisory, investment banking, research & valuations and offers app based flexible workspaces and society management services. ANAROCK has developed proprietary technology that is adopted across all its businesses.

ANAROCK has a team of over 2200 experienced real estate professionals who operate across all major markets in India and the Middle East.

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