

Newsletter

January 2019





2018 RE Market Trends

- Real estate (RE) market reported 27% increase YoY in Bangalore which indicates strong demand.

- With quarterly updates and post registration process for projects registered with Real Estate Regulatory ACT (RERA), the government has been able to keep track of project development progress made by the Builders & Developers on quarterly basis. Yet another moral booster to the buyers.

- As per JLL Market report;

- India continues to dominate the highest rankings of the Index with Bengaluru (1st) and Hyderabad (2nd) maintaining their positions at the top of the table. There are another four major Indian cities in the Top 20 - Delhi (4th), Pune (5th), Chennai (7th) and Kolkata (15th). Meanwhile, Mumbai sits just outside the Top 20 (in 23rd); as a larger and more mature metropolitan economy, it has slightly lower momentum on several metrics compared to its Indian peers, but nonetheless is still impressive on a global scale.
- Bengaluru in first place globally has an established reputation worldwide for the design and development of technology and electronics. Along with attracting many international companies, it has a vibrant start-up culture; it is home to five of India's eight Unicorns (companies valued over US\$1 billion).

- Karnataka Govt. allocated Rs. 8,015 crore for city's infra development

- The funds would be released to the Bengaluru Development Department headed by Deputy Chief Minister G. Parameshwara and used over three years (2018–21) for white-topping of roads, tank development, footpath works, drainage development, and flyover and underpass works, Rural Development and Panchayat Raj Minister Krishna Byre Gowda told reporters here after the Cabinet meeting.

(News courtesy: The Hindu newspaper)

<https://www.thehindu.com/todays-paper/tp-national/tp-karnataka/rs-8015-crore-for-citys-infra-development/article26134079.ece>

- Air pollution with Bengaluru City to go up by 74% by 2030: Study

- According to the study by Urbanemissions.info along with researchers from the Center for Study of Science, Technology and Policy (CSTEP), the estimated PM10 (that is, particulate matter of less than 10 microns in size) pollution may increase by 74% by 2030, led primarily by vehicle exhaust, construction dust, and on-road dust.

(News courtesy: The Hindu newspaper)

<https://www.thehindu.com/todays-paper/tp-national/tp-karnataka/air-pollution-to-go-up-by-74-by-2030-study/article26065633.ece>



Bengaluru Infrastructure

Namma Yellow line update

Metro (Yellow Line on Bangalore Hosur Road)

The Metro rail works on Bangalore-Hosur Road from Silk Board junction to Bommasandra (Narayana Health) have picked up pace. The civil works are on for all the Metro Stations all the way until Hebbagodi stop. Traffic on Bangalore-Hosur road has been well managed by BMRCL with adequate barricading and signages.

A majority of Phase 2 corridors are likely to be completed by 2021. While extension of the network on Kanakapura Road (Yelachenahalli to Anjanapura) and Mysuru Road (Mysuru Road to Kengeri) will be operational by 2020, the other four lines — Byappanahalli to Whitefield, Nagasandra to Bangalore International Exhibition Centre, Gottigere to Swagath Road Cross and RV Road to **Bommasandra via Electronics City touch point** — are expected to be operational by 2021.

The Yellow line with connections and interchanges are as shown below.





Bengaluru Infrastructure

E-City – Chandapura Zone

- Silkboard to Electronic City flyover maintenance works are in progress leading to traffic snarls on the flyover during peak hours of week days. The repair works are expected to be completed within March 2019.
- Chandapura-Anekal Road 4 lane works starting from KHB Suryanagar Phase-1 until JR Greenpark Sales office (i.e, Ramakrishnapura Gate) are expected to commence in February 2019. This will ensure well lit road along the Iggalur lake area. The contract was awarded to a new agency by PWD.
- Our Hon'ble Housing Minister GoK, Sri. M.T.B Nagaraju inspected KHB Suryanagar projects in January 2019. He was seen instructing the KHB engineering team to improve the quality of works and also expedite the connecting 150ft connecting road works from KHB Suryanagar Phase-2 to Chandapura-Anekal Road and Jigani-Anekal Road. He was also keen on ensuring that the land owners of lands acquired for KHB project development are compensated fairly and to be paid well in time.
- Our Managing Director Sri. S. Jagadeeswara Reddy congratulated the newly appointed Housing Minister during his visit to JR Urbania enroute KHB Suryanagar Phase-2. He also requested Minister's intervention to complete the connecting road works which will enable wide road connectivity to KHB Project and JR Urbania, that will further spur the end user demand for housing at KHB & it's surroundings.





JR Housing

JR URBANIA Project update

Republic run at JR Urbania

- Edify school close to JR Urbania had organized Republic Day Marathon from Edify School to JR Urbania. 500+ people of all ages participated in the event which was sponsored by JR Housing and Decathlon. Photos below.



Arial view of JR Urbania, Edify School attached to KHB Suryanagar-2

Available: Villas Plots at Rs.2500/Sft* | Villas from Rs.60 Lacs* | Commercial Plots @ Rs.3000/Sft*



JR Housing

JR URBANIA Project update

JR Urbania 30,000 Sft Sports Club progress report

- Fabrication works for Twin indoor badminton courts completed.
- Fabrication works for internal staircase railing and external gates & pargolas completed.
- Swimming pool pressure testing completed. Tile works to commence shortly.

JR Urbania South Block Parks

South block park next to the Club House has been redesigned to cater to additional amenities like below:

- Synthetic Tennis Court (Existing)
- Provision for Clay Tennis Court
- Basket ball court (Work in progress)
- Jogging Track (Completed)
- **Futsal field (Work in progress) >>>**
- Children Play Area (additional)



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JR Housing

JR URBANIA Project update



North Block entrance and KHB 150ft wide road intersection beautification works in progress. Note the new street signages below.





JR Housing

Empowering Residents Welfare Associations



JR GREENWICH

JR Housing successfully handed over the project maintenance affairs of our lifestyle villa project JR Greenwich on Sarjapur Road next to Wipro facility, to the newly formed **JR Greenwich Residents Welfare Association** in January 2019. The company is part of the Managing Committee and the committee itself is supported by very capable, fun loving and enterprising senior residents of the project. Yet another milestone !

The Association has also formed various subcommittees to ensure safety, security, general house keeping, green spaces & amenities maintenance, sports events, cultural events are taken care at the project. It is amazing to watch this vibrant community which gets together to celebrate every national holiday and festival with same zeal, enthusiasm and energy.





JR Housing

Empowering Residents Welfare Associations

JR GREENPARK



- The maintenance affairs of JR Greenpark on Chandapura-Anekal main road have been handed over to the registered Association JRGSHOWA in April 2017. The Association has been doing a commendable job of maintaining the premises and by taking care of the needs of the residents & plot owners. The Association has been activating, improving & enhancing the available park & open spaces.
- One such facility was the Tree Court & Amphitheater developed by our company 10 years ago. Our company M.D Sri. S.Jagadeeswara Reddy along with Association's President Sri.Khurram Abbas and Vice-President Sri. Mallikarjuna have formally inaugurated the most beautiful facility right next to the Club-JR Gulmohar on Republic Day, 26th January 2019 in the presence of project residents.





JR Housing

Project Promotions

JR COCONEST PRIME

- Limited Villa Plots available at our premium extension of 33 acre township - JR Coconest, code named “**JR Coconest Prime**” offering Plots from **Rs.33 Lacs*** (@Rs.2750/Sft*) attached to Club facility. Plots of dimension 30’x40’, 30’x50’ and 30’x57’6” are available. The unique feature of the enclave is it’s surrounded by beautiful parks and right in the center of a well developed township. Ideal for immediate house construction.

RERA approved with registration number: PRM/KA/RERA/1251/308/PR/181210/002210



Club house at JR Coconest

Streetscape of JR Coconest Prime

