

Newsletter

October 2018





2018 RE Market Trends

- Real estate (RE) market has regained its lost ground since demonetization in November 2016.
- Over an year since enforcement of Real Estate Regulatory ACT (RERA) in July 2017 has improved the overall market sentiment for home buyers and has augured well to established developers & builders.
- A good number of new projects have been launched in Bangalore this year indicating the increased demand.
- Depreciation in Rupee value has further enhanced NRI investments in RE market.
- The Karnataka Government has given lot of emphasis on development of the proposed BDA Peripheral Ring Road (PRR), BMRDA Satellite Town Ring Road (STRR), Phase-2 & Phase-3 reaches of Metro and the Suburban trains, all of which have had a positive impact on the suburban real estate market.

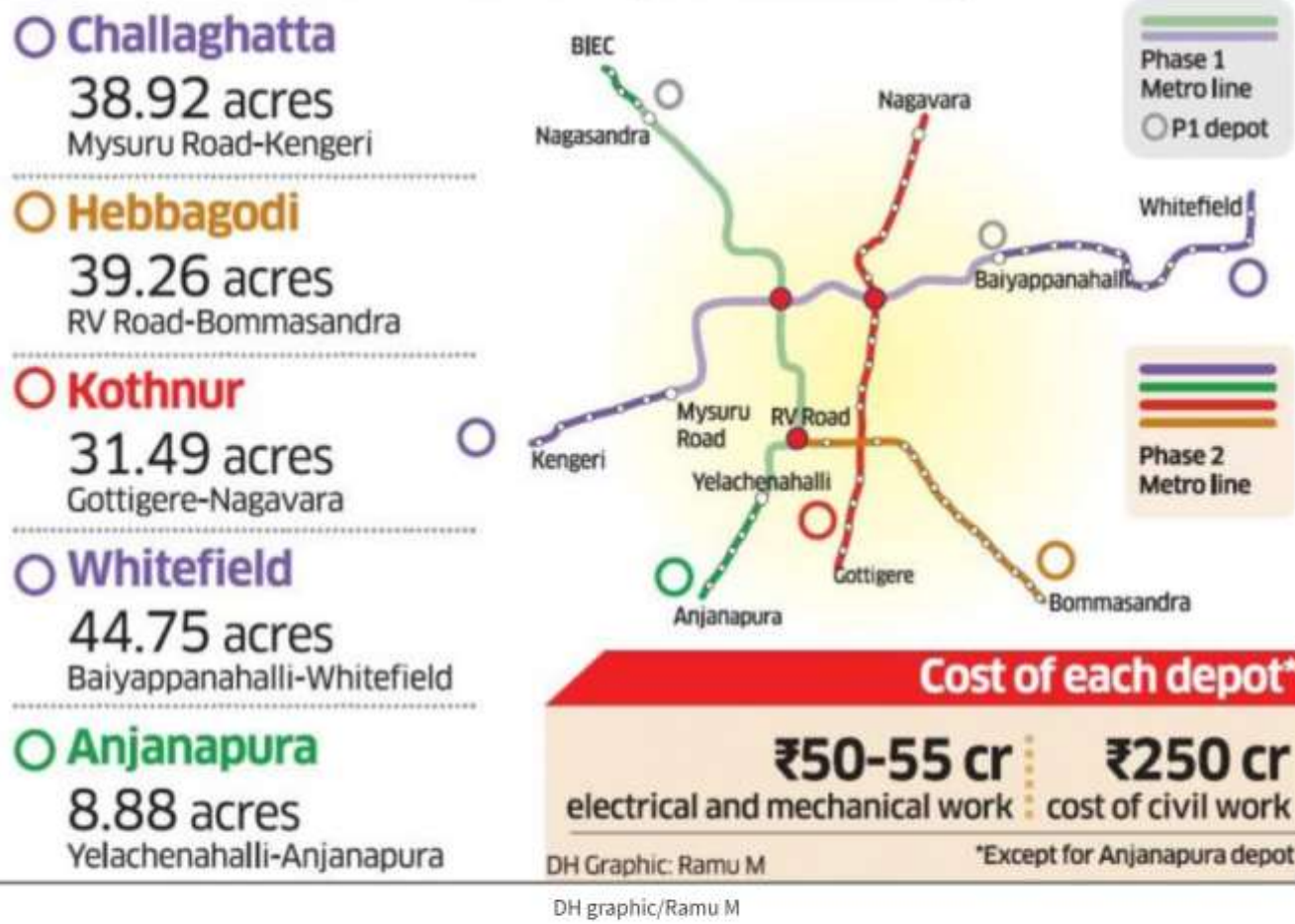
In fact execution works of Phase-2 Metro until Bommasandra (near Chandapura) has been well ahead of its schedule.



2018 News Snippets

Metro, Suburban Trains and PRR.

Phase 2 network with five depots



As work on Namma Metro's Phase 2 lines gathers pace, the BMRL has expedited land acquisition for three key depots and hopes to float tenders for them in the next two to three months.

Peripheral Ring Road

Connects Tumakuru Road and Hosur Road through Old Madras Road and Ballari Road

Length: **65 km**

Width of at-grade road: **100 metre**

- 2004-05 Preliminary notification for 1,989 acres
- 2006-07 Final notification for 1,920 acres
- Land acquisition cost pegged at ₹8,100 crore

- 2018 Unable to bear high land acquisition cost, BDA has opted for an elevated corridor
- Width of at-grade road: **60 metre**
- Will save **40%** land acquisition cost

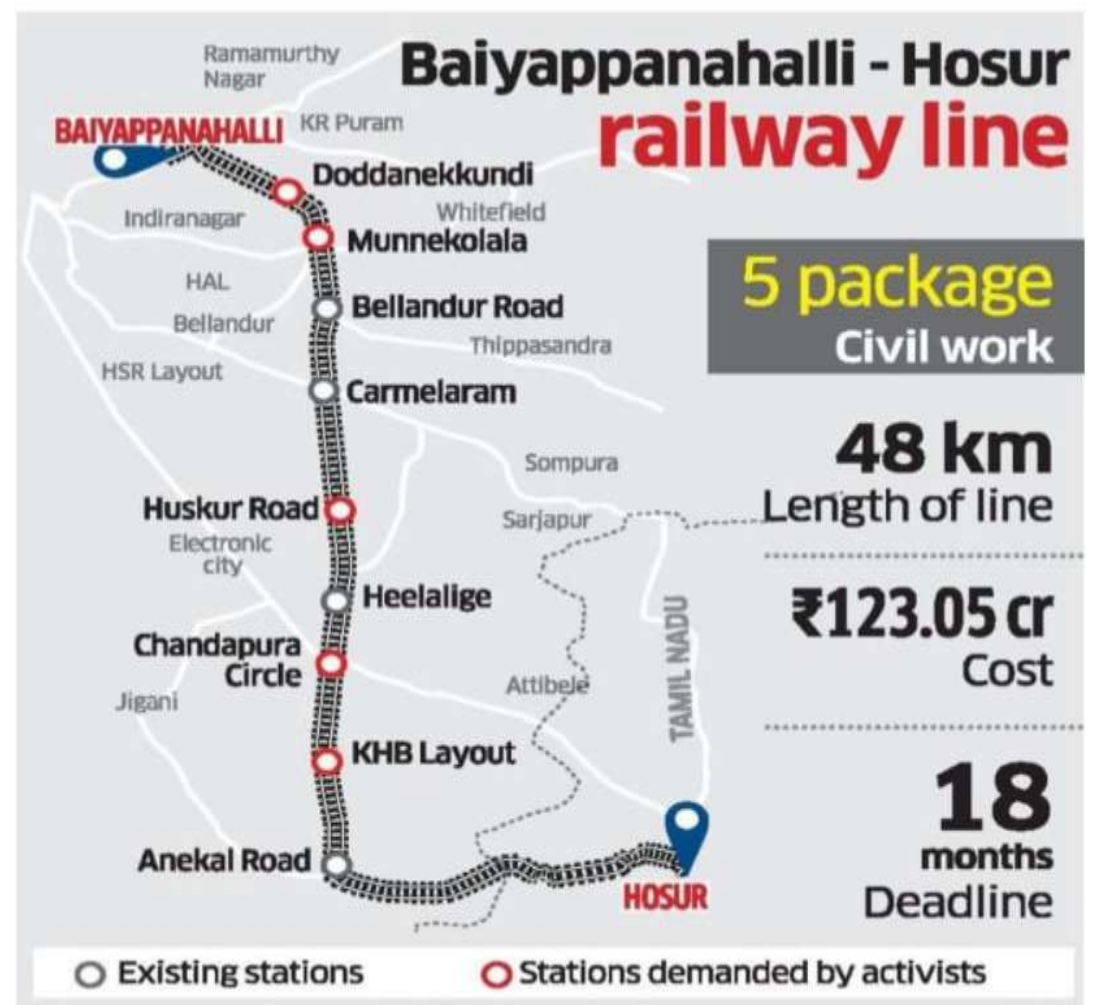
'Locked up land'

- RTC of 1,920 acres reflects BDA as owner
- Farmers barred from raising loans, taking up any construction – from cow sheds to vineyards – or, digging borewells
- Farmers demand compensation even for those whose lands will not be acquired for the losses over the last 12 years

RESIDENTIAL HOUSING BOOST

- Hectic commercial developments will be key growth drivers for residential real estate in the vicinity of south and south-east Bengaluru including HSR Layout, Koramangala, BTM Layout, etc.
- Boost to real estate developments in key micro-markets of Electronics City, Chandapura, Hosa Road, Bannerghatta Road, Attibele, Sarjapur Road, Anekal, Hosur Road, Kanakapura Road.

Western Railway has set an October 23 deadline for submission of the bids.



Once the tender is awarded, the contractor will get 18 months to complete the project, which includes earth and construction of major and minor bridges as well as railway under bridges.



Infrastructure updates E-City - Chandapura - Hosur zone

- Domestic airport Terminal at Hosur has been announced by AAI for connectivity to short haul flights. Travellers will soon be able to fly from Chennai to [Hosur](#) as flights will be operated from the small airport under the regional connectivity scheme. Trujet launched daily flights between Chennai and Salem. (Press Reports in next page)

- Electronic City – Chandapura area is having the best rental yields as per the recent news report enclosed.

- Government has sanctioned the lake park development and rejuvenation of Iggalur, Marasur and Avadadenahalli lakes, which are close to JR Housing projects. Very soon the residents can experience lake park recreational spaces like developed at HSR Agara lake.

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LOCAL SNAPSHOT:
 Schools: (St. Mary English High School, D. American International School)
 Hospitals: 8+ (Global Speciality Hospital, Athreya Hospital)
 Restaurants: 4+ (Domino's Pizza, KFC)
 ATM/Banks: 7+ (Axis Bank ATM, HDFC Bank)
 Grocery Stores: 4+ (Reliance Fresh, V-Mart)
 Pharmacy: 5+ (Shri Lakshmi Sai, Karthik Medicals)
 Police Station: Chandapura Police Station TEL: 080-29765300
 Fire Station: Electronics City Fire Station Phone: 080-22971576
 Power Office: TAT Power Solar Office Phone: 7337771588
 Water Board: BWSSB Phone: 080-22945267
 Local MLA: Shivanna B Phone: 98452 12583
 Advanced Locality Management: N/A

RATING & REVIEW:
This locality is recommended for
 Retirees Family Couple

Environment	Commuting	Amenities
Neighbourhood	Public transport	Schools
Roads	Parking	Restaurants
Safety	Connectivity	Hospital
Cleanliness	Traffic	Market

PROPERTY TYPES

Units	Size (sq ft)	Range (in Rs)
1-BHK	520-700	10-25 lakh
2-BHK	614-1250	18-42 lakh
3-BHK	800-1814	25-59 lakh

→ Chandapura is a residential suburb in south Bengaluru, → It is a preferred residential destination due to its proximity to the Electronics City,

→ The area is located along the Hosur Road on the Chennai-Bangalore Highway, leading to easy connectivity,
 → It is well-connected by BMTC and KSRTC buses, autorickshaws and on-call taxis,
 → Bengaluru City Railway Station is at a distance of 28 km via Hosur Road and the Electronics City Flyover,
 → It is a location that's easily drivable from industrial areas such as Electronics City and Bommasandra offering relatively low prices,
 → Some of the reputed colleges and schools located here include Swami Vivekananda Primary, Higher and Degree College, Christ Academy, Sarsfort International and VIBGYOR High School,
 → Affordable housing projects are a strong segment in this area due to the availability of land at cheaper rates,
 → The location also offers a healthy rental income for investors because of the proximity of the location to key business hubs,
 → Also, with Chandapura on the Metro map and other infrastructural projects in the pipeline, accessibility to the major city centres has improved dramatically.

Magichricks Bureau



Text of the D.O.letter dated 23.6.2018 of Thiru Edappadi K.Palaniswami, Hon'ble Chief Minister of Tamil Nadu addressed to Shri Suresh Prabhu, Hon'ble Minister of Commerce & Industry and Civil Aviation.

I would like to thank you for the efforts taken by your Ministry to promote Air connectivity between Regions under the UDAN Scheme in the State of Tamil Nadu. People in and around Salem District have welcomed the scheme and are benefitted by the flight services to Salem Airport.

Similarly, Hosur is an important industrial hub in Krishnagiri District, which was selected under the UDAN Scheme in the first phase and flight operations are yet to start for want of "No Objection Certificate" from Bangalore International Airport. The Hosur Airport, will be an engine of growth to the industrial hub of Krishnagiri and neighbouring Districts and also will develop the Chennai-Bangalore Industrial Corridor. I therefore request you to kindly instruct the Civil Aviation authorities to make Hosur Airport operational immediately.

Neyveli has also been selected in the Phase I of UDAN Scheme and bidding process with airline operators has been completed. I request you to take necessary steps to bring flight operations to Neyveli as early as possible.

I would also like to point out that Ramanathapuram has been included in the Phase II of the UDAN Scheme. Rameswaram is an important Pilgrimage and Tourism centre, attracting tourists from all over India. Therefore, I request you to take necessary steps to start Air operations to Ramanathapuram as expeditiously as possible by starting the bidding process.

May I request your kind intervention on the above issues immediately?

Issued by : Director, Information and Public Relations, Chennai-9.
Date : 23.6.2018.

Hosur Domestic Airport update

Opening New Horizon of Aviation Sector in Tamil Nadu under UDAN

AWARD OF REGIONAL CONNECTIVITY ROUTES

Pay only ₹ 2500 per seat for one hour of flight by an aeroplane or a journey covered in 30 minutes by helicopter



Narendra Modi
Prime Minister



Ministry of Civil Aviation
Government of India



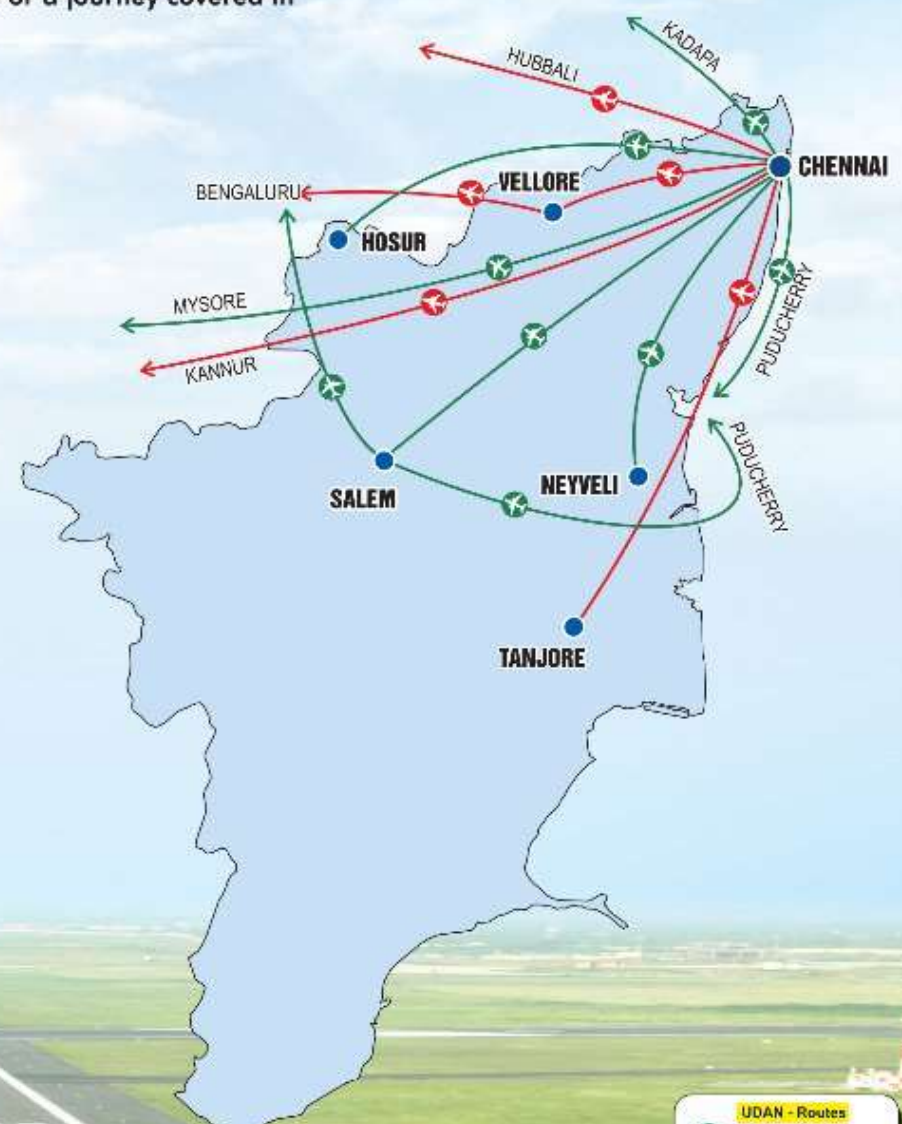
In a century of Civil Aviation, only 76 airports connected by scheduled commercial flights. In 16 months of UDAN, 56 unserved airports and 31 Unserved helipads awarded for connectivity

Growth rate of 17.5% in 2017 in domestic passenger traffic - amongst the highest in the world

In 2nd bidding round of UDAN, 90 proposals involving around 325 Regional Connectivity routes are awarded

From	To	Airlines
Fixed-Wings		
Chennai	Hubbali	IndiGo SpiceJet
	Hosur	Trujet
	Kadapa	Air Odisha Trujet
	Kannur	IndiGo SpiceJet
	Mysore	Air Odisha Trujet
	Neyveli	Air Odisha
	Puducherry	Air Odisha
	Salem	Trujet
	Tanjore	SpiceJet
	Vellore	Turbo Aviation
Hosur	Chennai	Trujet
Neyveli	Chennai	Air Odisha
Salem	Bengaluru	Air Odisha
	Chennai	Trujet
	Puducherry	Air Odisha
Tanjore	Chennai	SpiceJet
Vellore	Bengaluru	Turbo Aviation
	Chennai	Turbo Aviation

Note :
(i) Some of the airports/helipads would require State Government's intervention.
(ii) The selected airline / helicopter operators are expected to commence operations normally within 6 months, except where the airports/helipads require significant upgradation.



UDAN - Routes
 - RCS-UDAN routes under round 1
 - RCS-UDAN routes under round 2





Infrastructure updates around JR Housing Projects

- Hurdles cleared for 4-laning of remaining 3 km stretch of 12 Km length Chandapura-Anekal Road. Work expected to commence shortly. i.e, The stretch after KHB Suryanagar-1 - Iggalur lake – Ramakrishnapura arch (JR Greenpark) – Marasur gate – until Byagaradenahalli cross (JR Greenwoods entrance). All the JR Housing projects will be benefited with this road widening.
- Kauvery water has been released to Karnataka Housing Board's Suryanagar-1 and Suryanagar-2 in December 2017, due which we are already witnessing good number of house constructions in Suryanagar-2. JR Urbania is the immediate beneficiary as these water lines are laid just outside, which will be connected to our project shortly.
- Acquisition & Tender awarding by KHB for the last 1.5 Km stretch 150ft wide road connectivity from Chandapura-Anekal road (Ramakrishnapura arch) to JR Urbania & KHB Suryanagar-2 has been completed. Road formation works are in progress, expected to be completed within 2-3 months. This will ensure seamless road connectivity to KHB & JR Urbania without any bottleneck.
- KHB has also acquired 120 Acre of lands in Hinnakki and Rajapura Villages recently which will help in connecting the existing 150ft wide road to Bannerghatta-Jigani road.
- Marasur Gram Panchayath recently completed the 60ft road widening of Marasur village road much to joy of locals and plot owners at JR Coconest, JR Habitat and JR Gardens.
- 150ft wide road connecting to JR Urbania North block has been acquired by our company which will complete 150ft wide road connectivity to JR Urbania from KHB Suryanagar Phase-2. The road works are in progress (photo below).





JR Housing

Project updates 2018

JR URBANIA

- Infrastructure development works like 150ft wide main road, 60ft, 40ft and 30ft sub roads, parks, underground cabling, street lighting, drainage system with 500 KLD STP, water lines with RWH units and designer over head water tanks, parks, landscaped gardens, jogging tracks, children play areas and tennis court have all been completed.
- We are happy to inform you that few of the plot owners have commenced their house constructions. Our company is also offering construction services at most competitive rates to encourage existing plot owners.



Arial view of JR Urbania, attached to KHB Suryanagar-2, near E-City

- Civil construction has been completed at JR Urbania Club facility. Interiors works are ongoing for entrance lounge, twin indoor badminton courts, squash court, swimming pool, banquet hall, gymnasium, aerobics rooms, billiards and T.T rooms. Targeted schedule for completion March 2019.



Club house status at JR Urbania

Villas Plots are now priced at Rs.2500/Sft | Commercial plots @ Rs.3000/Sft**



JR Housing

Project updates 2018

OUR NEW SALES OFFICE

In April 2018, we opened a well designed state of the art Sales office on Chandapura-Anekal main road, just before JR Greenpark, opposite to Ramakrishnapura arch, 2.7 Km from Chandapura Circle. We wish to provide superlative sales experience and after sales support to our esteemed customers with our new facility.



JR Housing Sales office

JR COCONEST PRIME

- In August 2018, we released a premium extension of our 33 acre township JR Coconest, code named “**JR Coconest Prime**” offering premium Villa plots from **Rs.33 Lacs*** (@Rs.2750/Sft*) attached to our popular 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.



Club house at JR Coconest



Streetscape of JR Coconest Prime

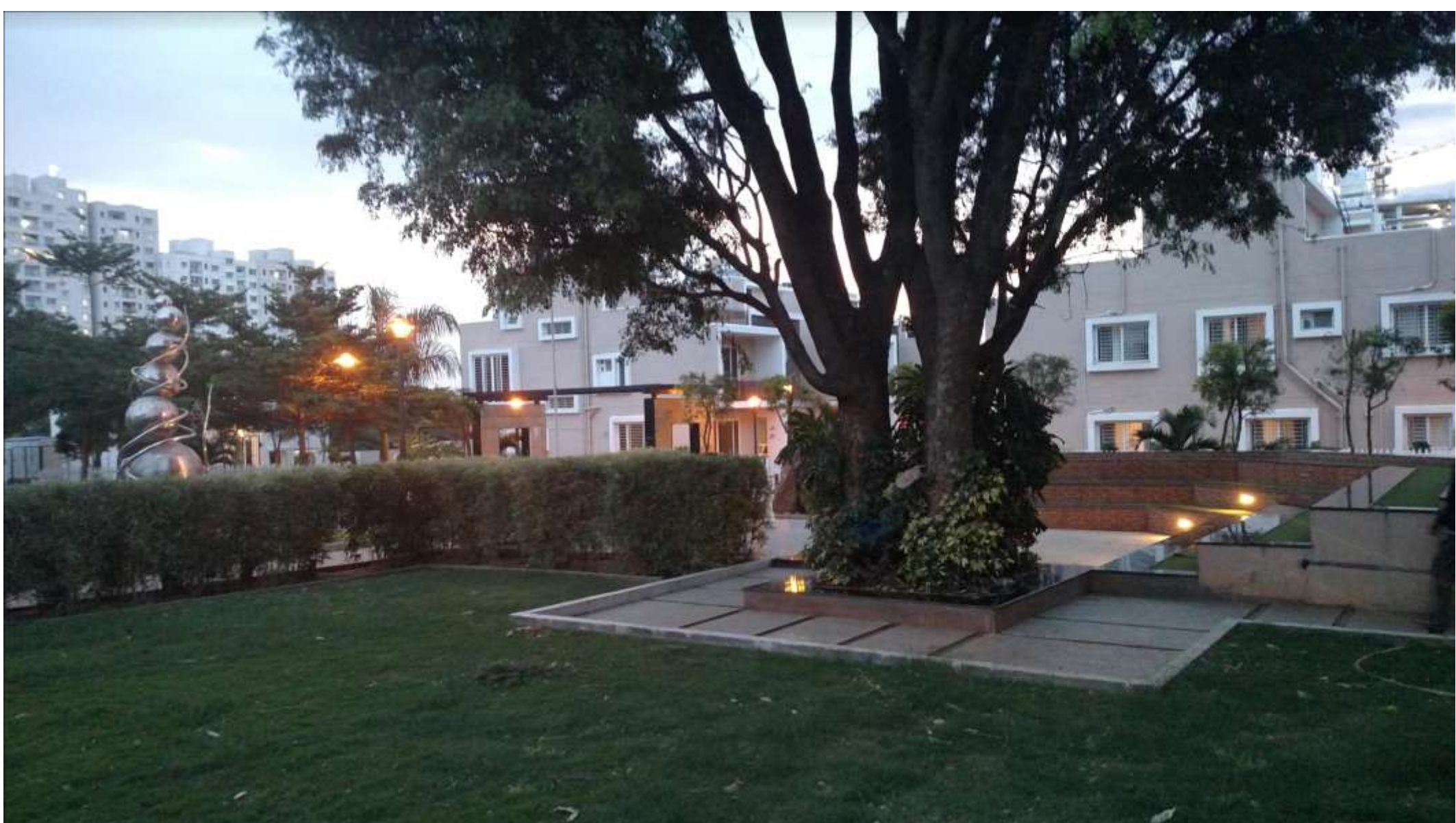


JR Housing

Project update 2018

JR GREENWICH

- We have successfully delivered the Lifestyle Villa project on Sarjapura Road – JR Greenwich to our happy customers, who have called it their home already.
- During 2017-18, the Company has successfully completed all the infrastructure development works in it's ongoing projects like JR Urbania (All Phases), JR Meadows (All Phases), JR City Extn and JR Valley Extn.



Streetscapes, Park & amphitheatre at JR Greenwich, Villa project at Sarjapur Road



JR Housing

Project updates 2018

JR NEXUS

The company has delivered its first luxury apartment project on Chandapura-Anekal road, with CC& OC. A well contained project with Ground+9 floors offering 102 units of 2 & 3 Bhk spacious apartments, with separate clubhouse, swimming pool, gymnasium, party hall and commercial space, attached to JR Greenpark.

Limited 2 & 3 Bhk ready to move in apartments are on offer at this stage. The project was successfully handover to Owners Association for maintenance this year.



JR Nexus Swimming Pool



Luxury Apartments with Hypermart

GULMOHAR

In April 2018, our M.D inaugurated 'Gulmohar', Club facility with premium amenities at JR Greenpark. It was made operational much to the delight of its residents and plot owners.



Club house at JR Greenpark