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Bangalore builders set to home in on walled townships

Shilpa Phadnis & Anshul Dhamija | TNN

Bangalore: Once a city lined with bungalows, Bangalore has slowly seen its skyline change with high-rises the order of the day. By the end of this decade, the city's real estate landscape is likely to undergo a change, thanks to the growing interest in the city-within-a-city concept.

Many developers are creating integrated, walled townships within the bustling metropolis. "These

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townships allow individuals to walk to work, shop and access social infrastructure in a controlled and secure environment," says Karun Varma, MD for Bangalore & Kochi in real estate consultancy Jones Lang LaSalle.

Amit Bagaria, chairman of Asipac, a development management consultancy company in the real estate space, says these townships would be self-sustaining to the point that people here needn't step out for 90% of their requirements.

The townships combine residential accommodation with commercial office space, school, restaurant, retail facilities and hospital, with amenities such as



DON'T STEP OUT

- Commercial office space
- School
- Restaurants
- Retail facilities
- Hospital
- Parks
- Clubs
- Police and fire stations

parks and clubs. Some even offer police and fire stations.

Projects under development include Sobha City on Thanisandra Main Road near Hebbal, Brigade Orchards in Devanahalli, Divyasree's 77 East off Old Airport Road, Bhartiya City in Hebbal, Provident Welworth City on the Yelahanka-Dodaballapur Road, and Patel Neotown in Electronics City.

These projects are being developed on 30- to 100-acre land parcels. Reflective of the current state of the real estate market, some have a combination of luxury, premium and lower-cost residential options. Prices range from Rs 27 lakh to upwards of Rs 2 crore.

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Realtors expect township flats to appreciate better

Shilpa Phadnis & Anshul Dhamija | TNN

Bangalore: The premium-bracket apartment culture in Bangalore is expected to get a leg-up with the introduction of all-under-one-roof walled city concept.

Under this concept, most of the basic amenities are provided on the premises, reducing the outings of occupants.

The price appreciation in integrated, walled townships is at least 30% more than in standalone apartment units "because of the amenities, infrastructure and facilities they offer", says Prashanth Sambargi, partner at brokerage firm Mars Realty. "The integrated product is a value ad-



WILL GET A BETTER PRICE

dition to the already existing apartment culture," he says.

Over the past few years, two integrated townships have emerged in Bangalore. One is Prestige Estates Project's 105-acre Prestige Shantiniketan in Whitefield. Prestige is now planning to launch another mega township on Kanakapura Road called Prestige Falcon City. The sec-

ond completed township is Brigade Gateway, the 40-acre project in Malleswaram-Rajajinagar that has residential units, office spaces including the World Trade Centre, a mall, hotel, hospital and school.

"Before Shantiniketan and Gateway, Bangalore had no idea of such projects and home buyers didn't have the confidence that such projects would get completed," said Amit Bagaria, chairman of Asipac, a development management consultancy company in the real estate space. "Now with people staying in these townships and others visiting them, a certain 'wow' factor has set in the minds of buyers."