

# Pulse: Monthly Real Estate Monitor

August 2023



## Overview



### Office Index

Demand for office space increased in most cities



### Retail Index

Retail space take-up in shopping malls remained stable



### Residential Index

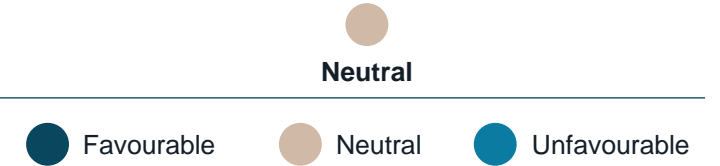
New launches remain stable in most cities



## Realeconomics

Singapore based AT Capital's real estate and infrastructure focused NBFC, Experion Capital, has made its debut investment in India by providing INR 200 cr as project finance for Vatika Group's luxury residential project, Sovereign Park in Gurugram.

## Market sentiment



## What's new

Alternate investment management firm Nisus Finance Group and Kotak Mahindra Group's asset reconstruction arm Phoenix ARC have invested INR 100 cr in a commercial project, Swaminarayan Business Park in Narol locality.

## Policy update

Delhi government increased the circle rates of agricultural land to a maximum of INR 5 cr per acre from existing INR 53 lac per acre. The new circle rates of agricultural land in South and New Delhi will be INR 5 cr per acre while in North Delhi and South West Delhi districts it will be INR 3 cr per acre. In central Delhi it will now be INR 2 cr per acre.

# GCC Guide 2023

Over the last few years, India has made its reputation as the hub for innovation and R&D. Given its long standing and established credentials as an outsourcing/offshoring hub, especially in the technology sector, more and more global companies have looked at tapping into India to drive the next stage of their business growth.

With the services sector rapidly evolving and driving the country to the forefront of tech-driven innovation, global capability centres have emerged as key nodes for transformation, business strategies and new technologies, helping organisations be agile in a highly dynamic environment.

Global capability centres, also known as GCCs or GICs, are offshore units of multinational corporations that operate across the globe. These centres are responsible for providing various support services, such as IT, finance, human resources, and analytics, to their parent organizations. Earlier, these units were primarily established to offshore back-office processes, but that is not the case today. GCCs of today handle more complex line items across the organisation's value chain. They have become centres of operational excellence, product development and innovation hubs.

India is home to more than 1,800 global capability centres, which employ over 1.3 million people. These centres have played a significant role in India's economic growth, providing high-quality employment opportunities, and contributing to the country's GDP.

These GCCs, that represent global companies in India, are spread across sectors including technology, engineering, consulting and many more. In fact, the country's large pool of talented and skilled professionals, cost-effectiveness, and supportive government policies have made India the preferred destination for many such innovation hubs.

Cities like Bengaluru, Hyderabad, Delhi NCR, Mumbai, Pune, and Chennai are the most popular destinations, offering a conducive environment for global capability centres in India, with their robust infrastructure, access to talent, and supportive ecosystem. US-headquartered firms account for majority of the operational GCC footprint in the top 6 cities of India, followed by European firms (35%). The share of APAC-based GCCs is currently quite less but is ramping up, backed by regional unicorns. In addition, office stock occupied by GCCs across the top six cities has crossed 200 mn sq ft and is growing rapidly with time.

Take care and stay safe.

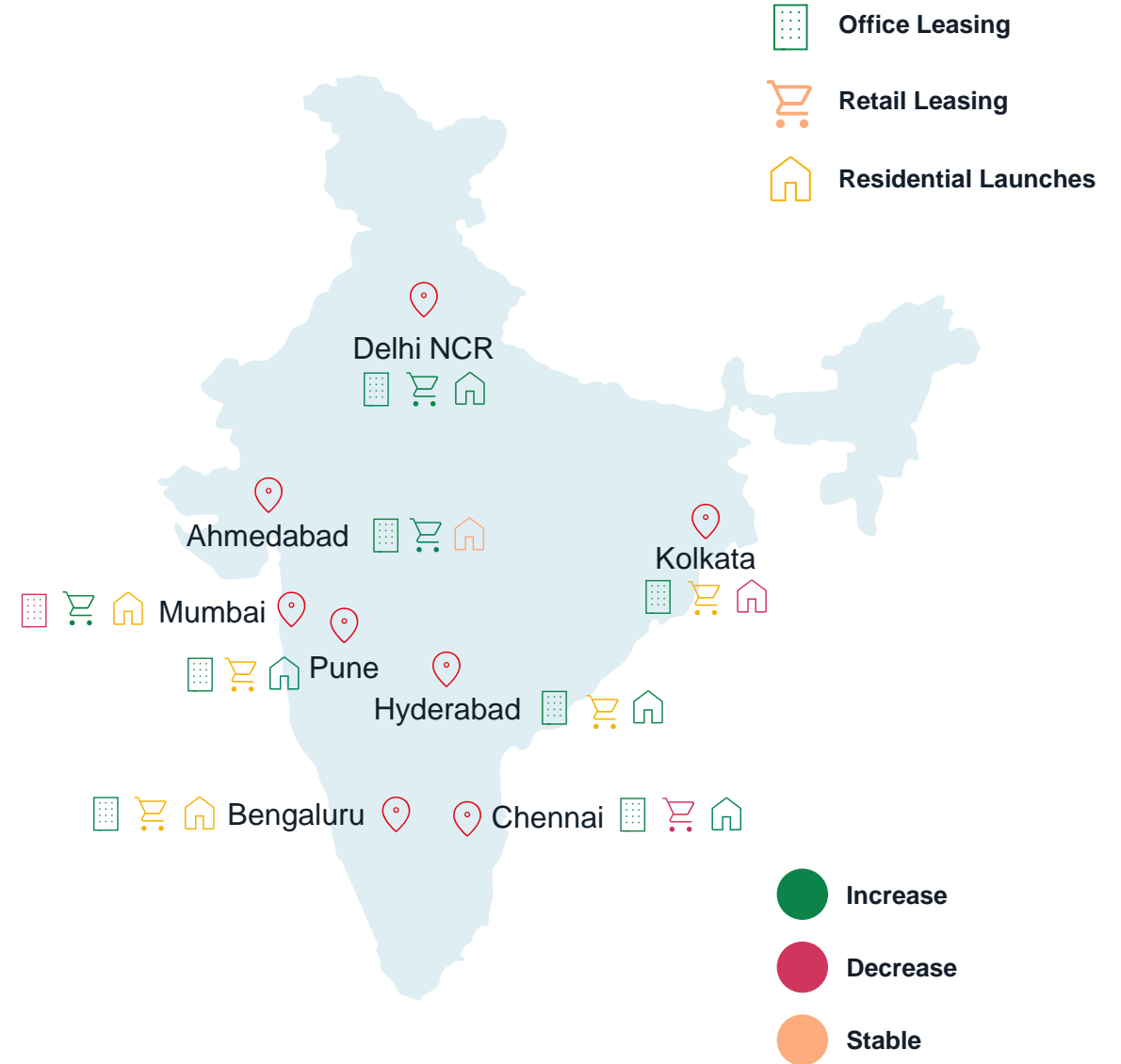
**Dr. Samantak Das**

Chief Economist and Head Research & REIS, India, JLL

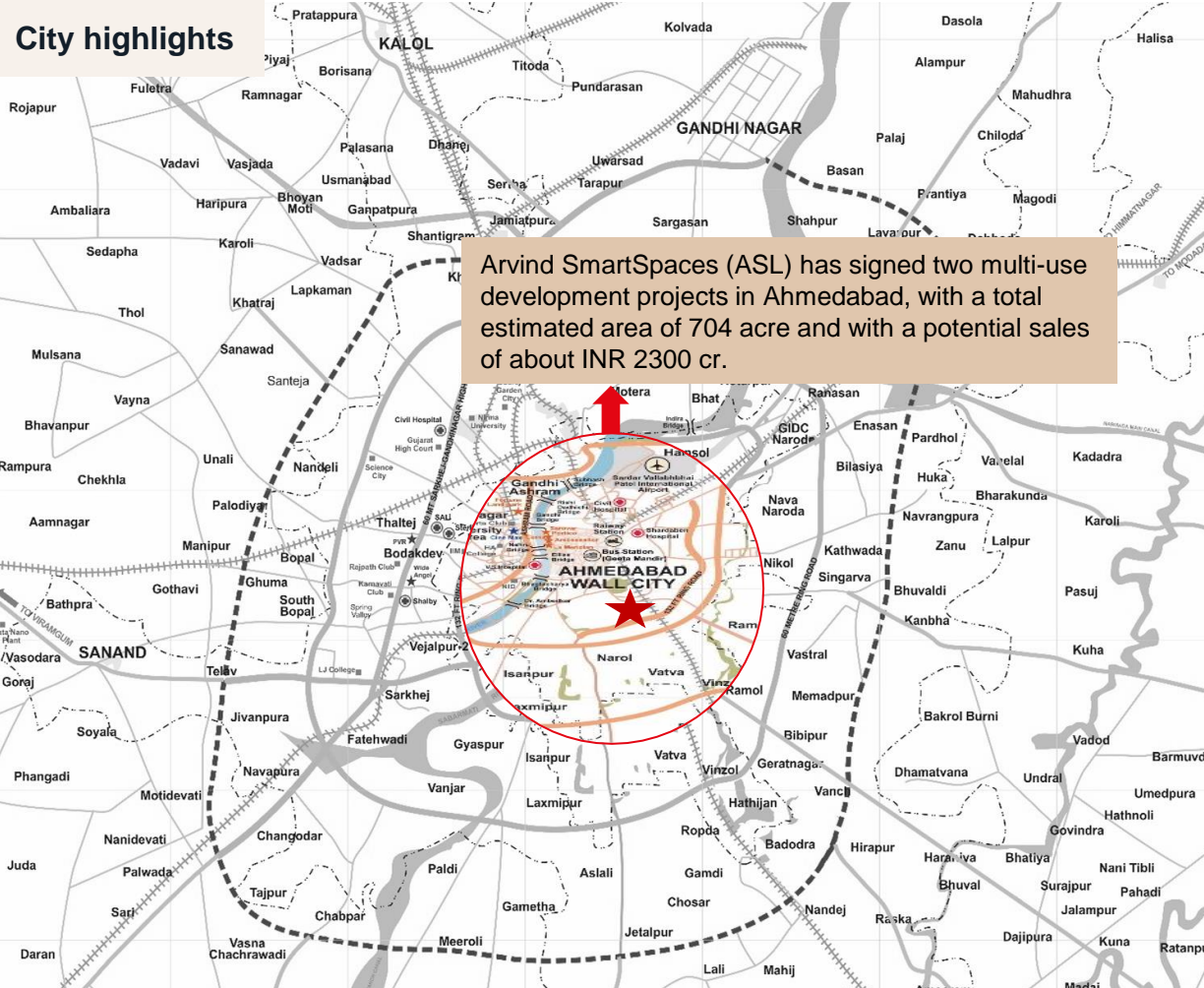
[samantak.das@jll.com](mailto:samantak.das@jll.com)


# Weather map

Cities	Office rent	Retail rent	Residential capital value
Ahmedabad	☀️ ☁️	☀️ ☁️	☀️ ☁️
Delhi NCR	☀️ ☁️	☀️ ☁️	☀️ ☁️
Mumbai	☀️ ☁️	☀️ ☁️	☀️ ☁️
Pune	☀️ ☁️	☀️ ☁️	☀️ ☁️
Bengaluru	☀️ ☁️	☀️ ☁️	☀️ ☁️
Chennai	☀️ ☁️	☀️ ☁️	☀️ ☁️
Hyderabad	☀️ ☁️	☀️ ☁️	☀️ ☁️
Kolkata	☁️	☀️ ☁️	☀️ ☁️
Legend			
Growing	Stable	Stagnant	Falling
☀️	☀️ ☁️	☁️	☁️ *



# Ahmedabad



**Office** 


Sustained demand for office space witnessed.

**Key transaction:** Incuspaze leased space in SBD.

**Retail** 


Healthy traction witnessed for malls and Highstreet.

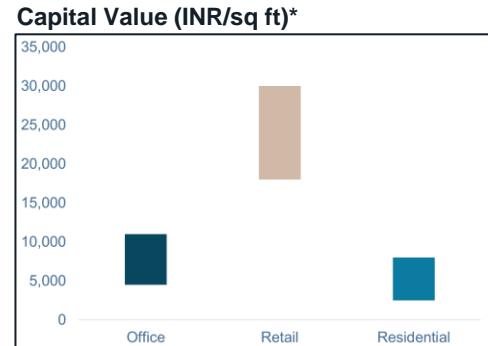
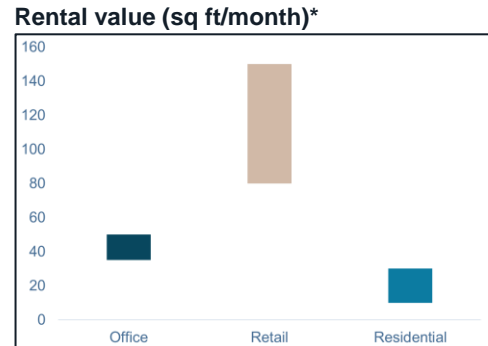
**Key transaction:** Mothercare leased space in SBD.

**Residential** 

Sales and launches remain stable.

**Key launch:** Rameshwar Sky at Ognaj.

 Alternate investment management firm Nisus Finance Group and Kotak Mahindra Group's asset reconstruction arm Phoenix ARC have invested INR 100 cr in a commercial project, Swaminarayan Business Park in Narol locality.



\*The above graphs show the values in ranges

**Infrastructure / policy update**

The Ahmedabad Municipal Corporation (AMC) proposed regulating density and reorganizing land use within the city by providing additional Floor Space Index (FSI), and to organize development in growth centres within Ahmedabad Urban Development Authority (AUDA) limits.

# Bengaluru

## City highlights

Concorde group plans to expand its residential portfolio with INR 1,200 Cr in the next three years.

Tata Realty and Infrastructure Limited (TRIL) acquired a land parcel spread over 25.3 acres in Doddanekundi near Whitefield for over INR 986 Cr

## Office



Demand for office space improved in the city.

**Key transaction:** Meesho leased space in SBD ORR.

## Retail



Demand for retail spaces in malls remained stable.

**Key transaction:** Kohler leased space in MG Road.

## Residential

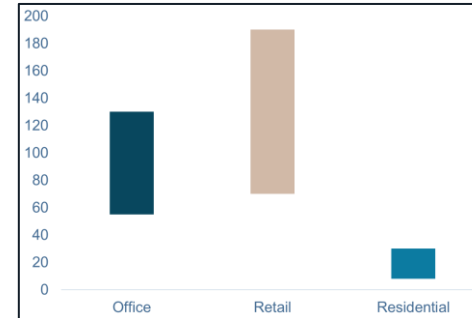


New launches remained steady.

**Key launch:** Prestige Serenity Shores at Whitefield.

Provident Housing is planning to invest INR 2,000 Cr across five residential projects in Bengaluru.

Rental value (INR/ sq ft/ month)\*



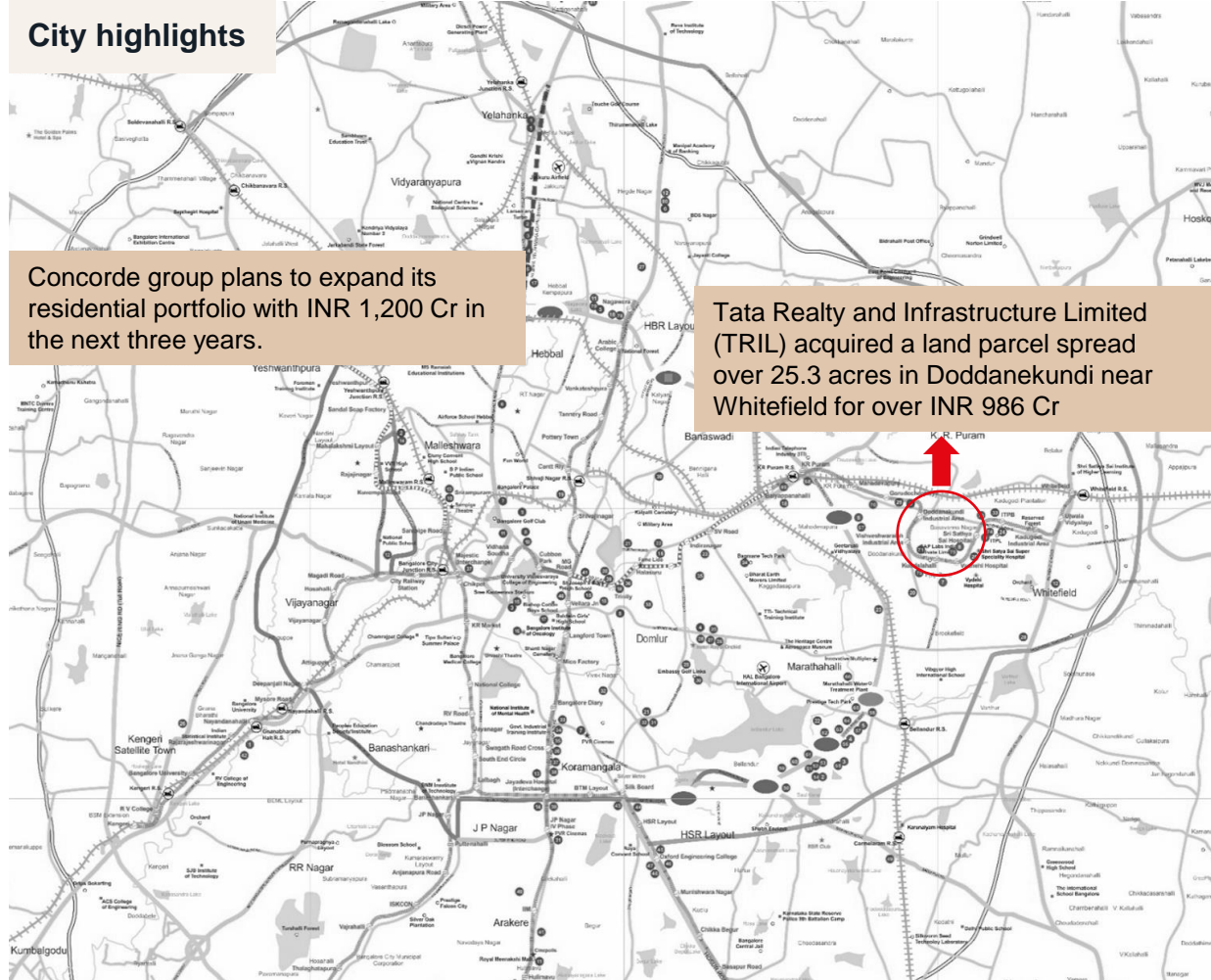
Capital value (INR/ sq ft)\*



\*The above graphs show the values in ranges

## Infrastructure / policy update

The first corridor of the Bengaluru Suburban Rail Project (BSRP) from Byppanahalli to Chikkabanavara is expected to get operational by October 2025.



# Chennai

## City highlights



### Office



Leasing activity remained robust, largely led by SBD OMR

**Key transaction:** Ebm-papst leased space in SBD OMR.

### Retail



Retail demand in malls remain muted. Highstreets witnessed healthy leasing.

**Key transaction:** Wakefit leased space in Velachery.

### Residential



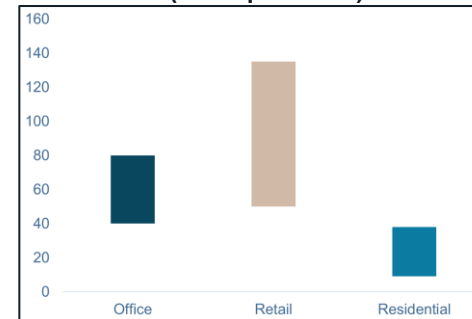
Launches and Sales remained healthy.

**Key launch:** TVS Luxor in Anna Nagar.



Brigade Enterprises acquired 6.54 acres of land in OMR for about INR 139 cr from Pfizer healthcare to develop a residential project.

Rental value (INR/sq ft/month)\*



Capital value (INR/sq ft)\*



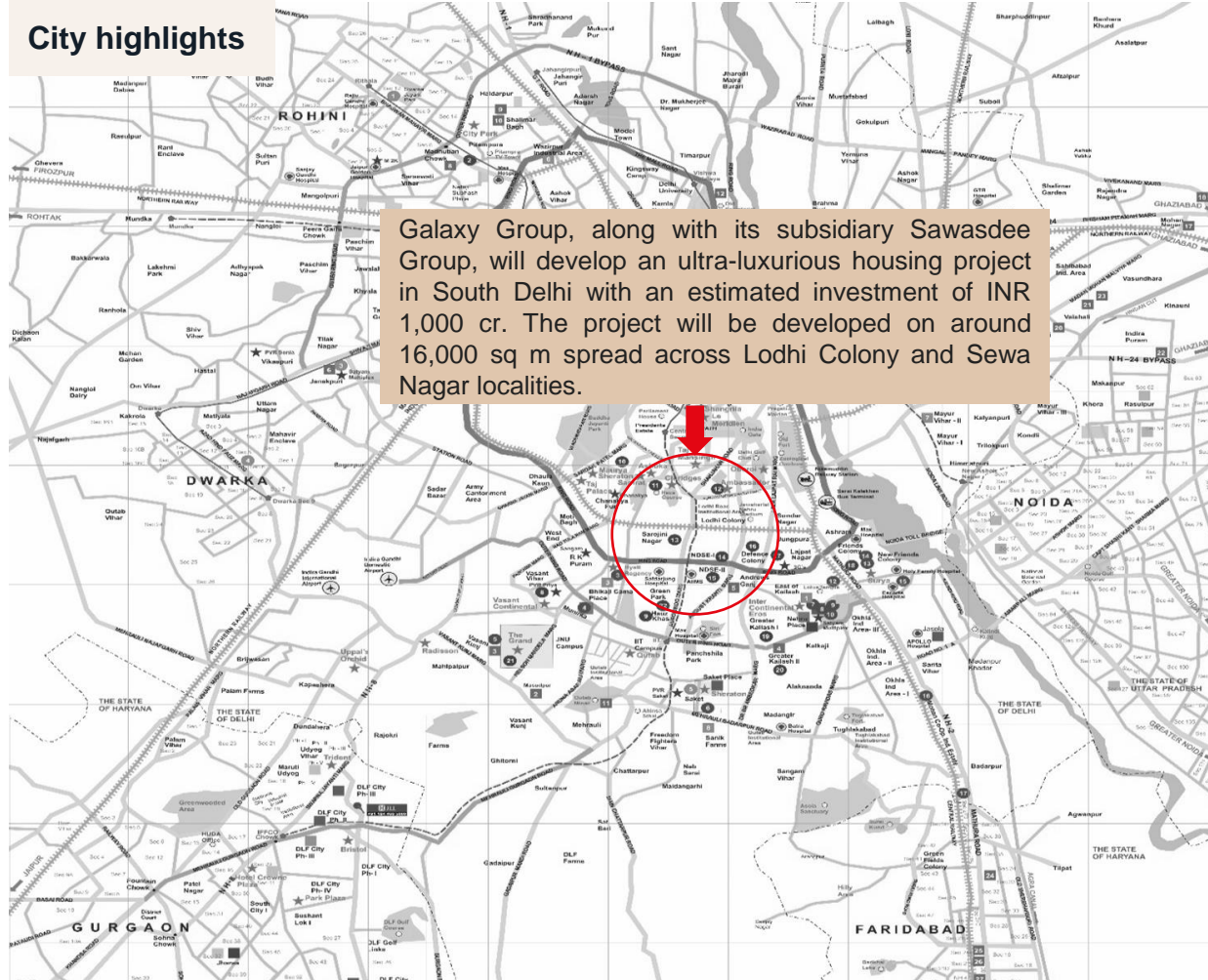
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## Infrastructure / policy update

Government has proposed city's longest flyover at T Nagar with a total cost of around INR 130 cr. This will directly link Anna Salai to Mahalingapuram via CIT Nagar.

# Delhi

## City highlights



### Office



Witnessed healthy office leasing.

**Key transaction:** Etherea leased space in Noida City.

### Retail



Malls recorded strong leasing activity

**Key transaction:** Longines leased space at Select City Walk in Saket.

### Residential

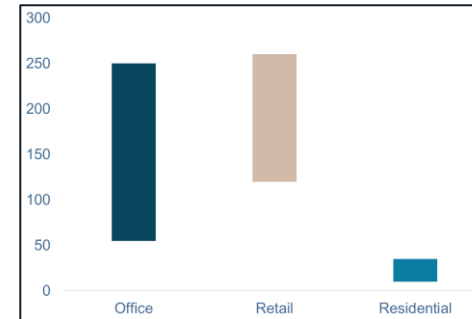


Sales and launches remain strong

**Key launch:** Emaar Urban Oasis in Sector 62, Gurugram

Experion Capital made its debut investment in India by providing INR 200 cr as project finance for Vatika Group's luxury residential project, Sovereign Park in Gurugram.

Rental Value(INR/ sq ft/ month)\*



Capital Value(INR/ sq ft)\*



\*The above graphs show the values in ranges

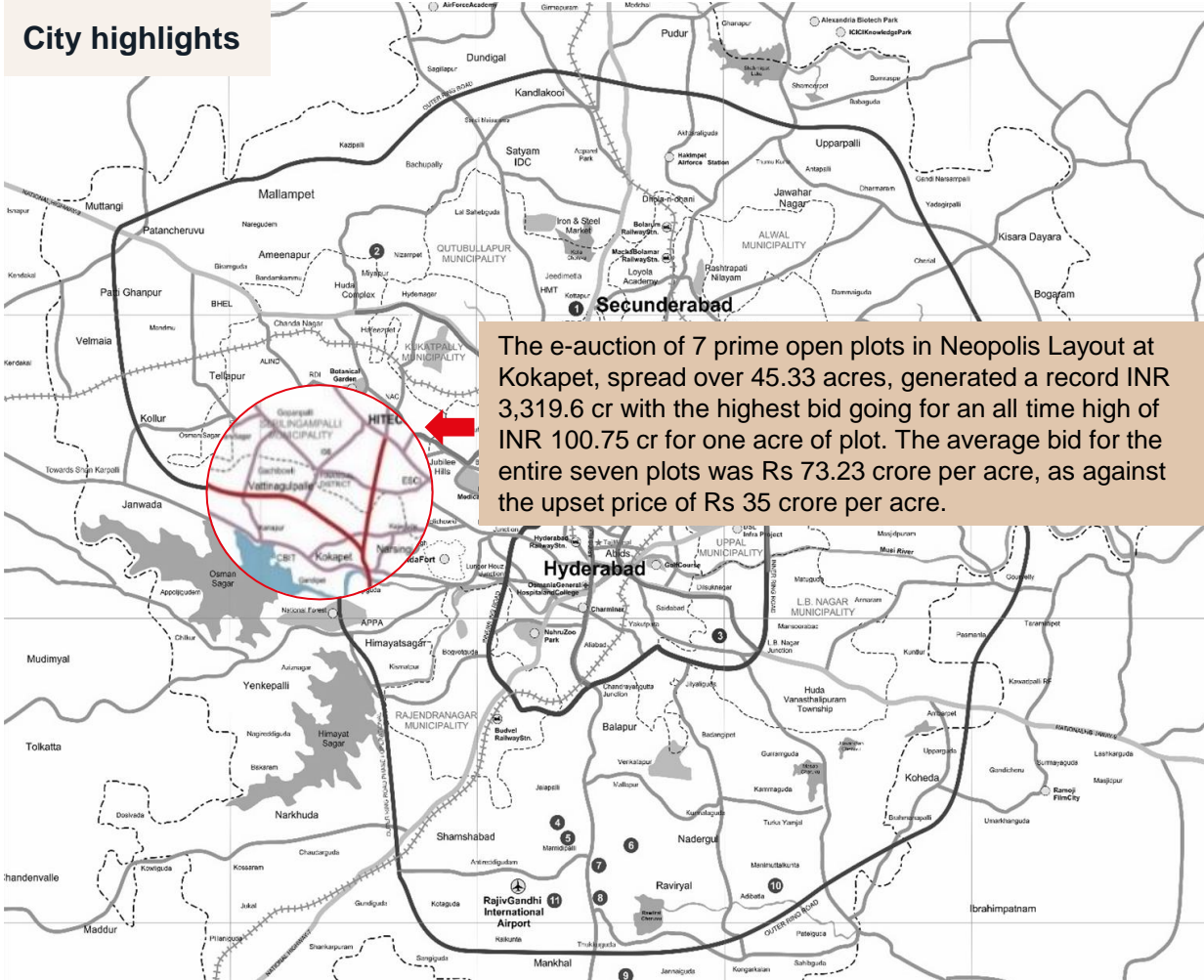
## Infrastructure / policy update

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# Hyderabad

## City highlights



### Office



Office leasing improved, largely led by Manufacturing sector

**Key transaction:** Pepsico leased space at Gachibowli.

### Retail



Retail leasing in malls remained stable. Highstreets experienced healthy traction.

**Key transaction:** Croma leased space in Shaikpet.

### Residential



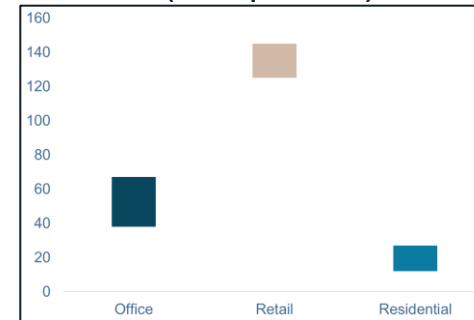
Launches and sales remained healthy.

**Key launch:** Vasavi Sarovar at Kukatpally.



Chennai-based real estate developer Casagrand has bought over 400,000 sq ft of land in Hyderabad in a deal valued at around Rs 56.8 cr, continuing its expansion drive.

Rental Value(INR/ sq ft/ month)\*



Capital Value(INR/ sq ft)\*



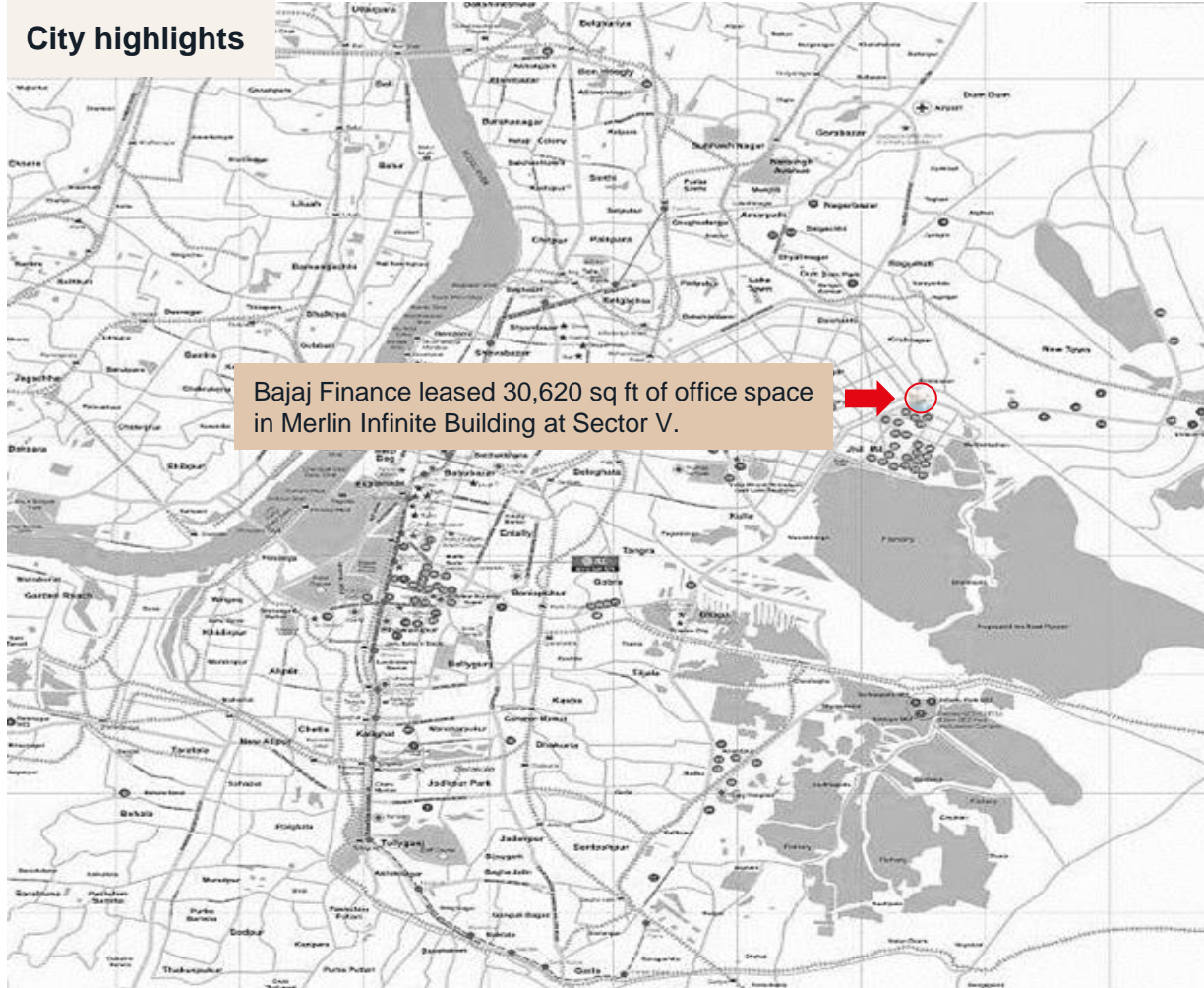
\*The above graphs show the values in ranges

### Infrastructure / policy update

No new policy/infrastructure update.

# Kolkata

## City highlights



### Office



Demand for office space remained moderate.

**Key transaction:** Bajaj Finance leased space at Sector V.

### Retail



Leasing remained dormant in malls as opposed to high street.

**Key transaction:** Reliance Centro leased space at New Market.

### Residential



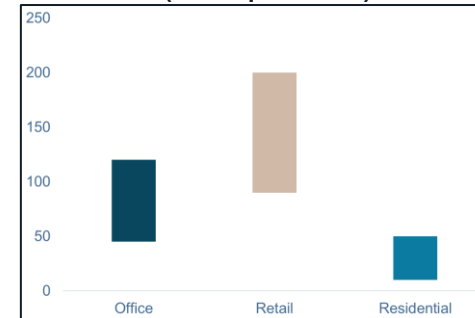
Launches were low while Sales remained moderate.

**Key launch:** Niavara at Convent Road.



No major transaction was recorded.

### Rental Value(INR/ sq ft/ month)\*



### Capital Value(INR/ sq ft)\*



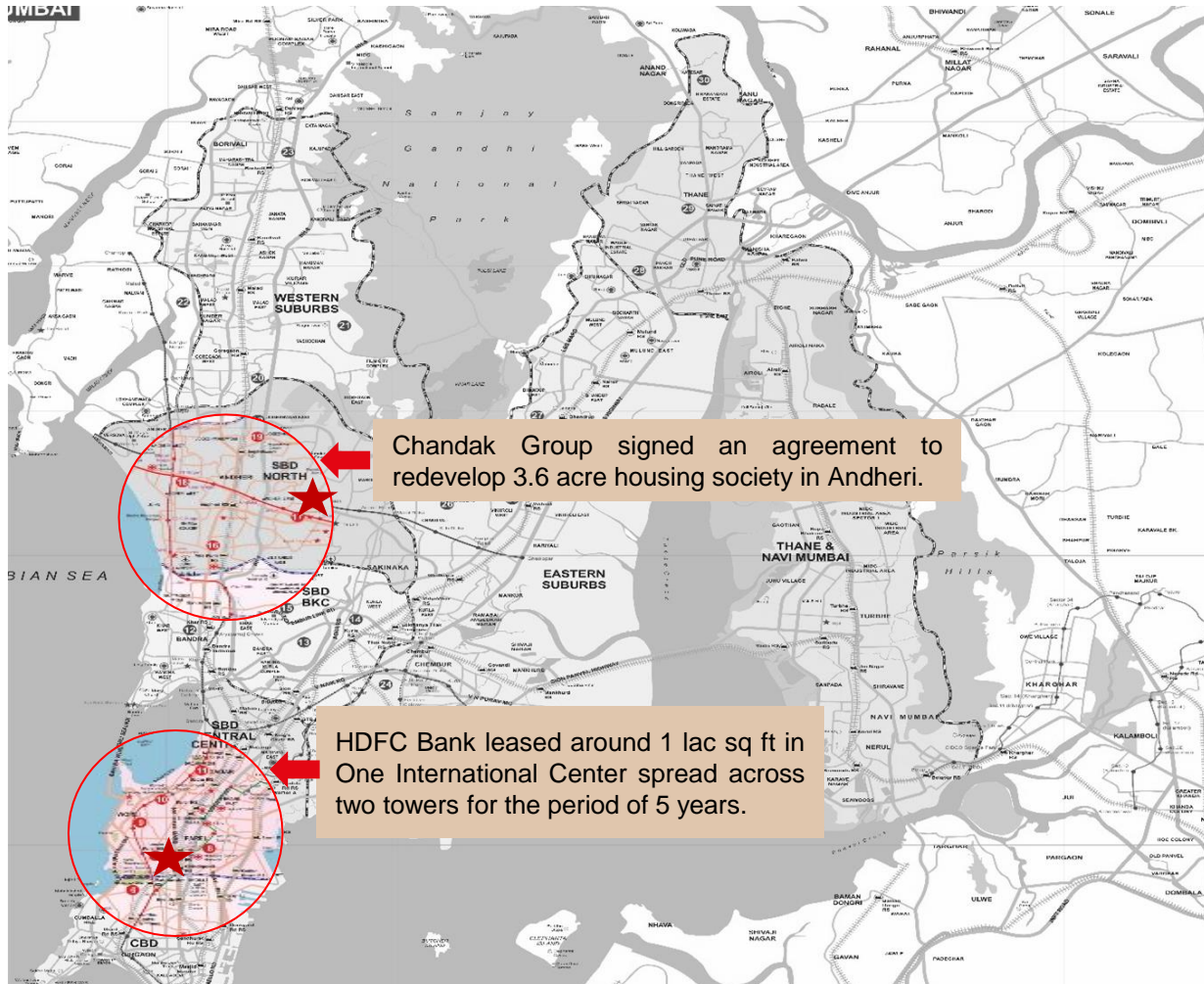
\*The above graphs show the values in ranges

### Infrastructure / policy update

No new policy/infrastructure update.

# Mumbai

## City highlights



### Office



Demand remained low.

**Key transaction:** Raymond leased space in Thane.

### Retail



Demand for retail malls improved.

**Key transaction:** Tim Hortons leased space in Kurla.

### Residential



New launches remained stable, however, sales were robust.

**Key launch:** Invictus in Thane.



No major transaction was recorded.

Rental Value(INR/ sq ft/ month)\*



Capital Value(INR/ sq ft)\*



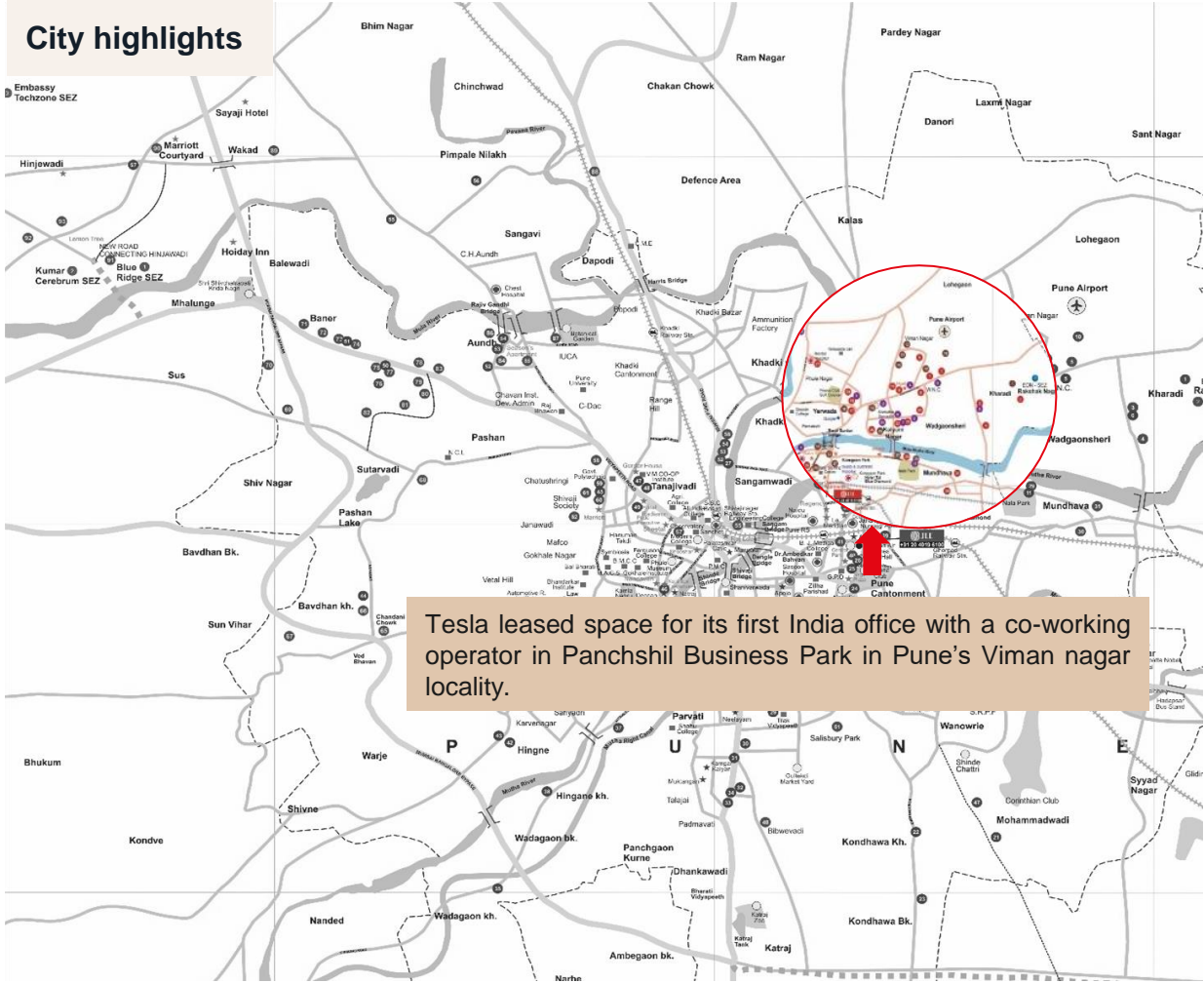
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## Infrastructure / policy update

The Mumbai Metropolitan Region Development Authority (MMRDA) obtained land for car shed for the proposed Metro Line 12 that will run from Kalyan to Taloja. The 20 km long Mumbai Metro Line will have 17 stations.

# Pune

## City highlights



### Office



Office space take-up increased.

**Key transaction:** Smartworks leased space in SBD.

### Retail



Demand in retail malls remained stable.

**Key transaction:** No major transactions recorded.

### Residential



New launches improved.

**Key launch:** Rohan Ekam Phase 1 in Balewadi.



No major transaction was recorded.

Rental Value(INR/ sq ft/ month)\*



Capital Value(INR/ sq ft)\*



\*The above graphs show the values in ranges

## Infrastructure / policy update

2 Metro lines in Pune are expected to be completed by October-December. Following the recent successful launch of services on two metro sections on August 1, the next priority is to connect the last stations on the two Metro corridors.

## About JLL

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## About Real Estate Intelligence Service

Real Estate Intelligence Service is a subscription based research package by JLL. This package is designed to provide in-depth insight on the real estate market and aims to empower businesses with detailed and timely market data. It also covers forecast and analysis for all real estate indicators and asset classes such as office, retail and residential.

**Pulse** reports from JLL are frequent updates on real estate market dynamics.

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