

# Peenya & Nelamangala fuel realty growth in Bangalore

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## Bangalore

What was once famous as the largest industrial area of its kind in south Asia, the industrial suburb of Peenya is noted for its small and medium units which manufacture a wide range of products. The Peenya Industrial Area Association has initiated a move to further expand its operations. The creation of this Greater Peenya zone will enable existing industries looking for growth and expansion to relocate, while at the same time de-congest Peenya Industrial Estate. Greater Peenya will not only spearhead industrial growth it will fuel employment opportunities. The Bhudhihal village

where this will be located has easy access to the railway network, Tumkur Road and the international airport.

## Connectivity

Peenya is well-connected. The NICE Corridor and Nelamangala elevated road make commuting to the industrial area and warehousing hub at Peenya smooth. The Metro project which is nearing completion on this segment will also add to the connectivity factor. The proximity to the international airport and rail networks will aid industrial growth here.

## Residential Catchments

The emergence of this zone as a potential industrial segment has created new jobs and resulted in a demand for affordable housing in the region. Affordable housing will be the mainstay here as most of the industries are small scale units. Hence, the workforce employed here will look at homes close by to avoid commuting to work. Tumkur Road has witnessed widespread development in the residential segment in the last few years. Areas around Peenya, Jalahalli, Yelahanka, Sahakarnagar, BEML Circle, Devanahalli, Doddaballpur Road, G K W Layout, and MEI Layout, will witness affordable housing options emerge. The Nelamangala region has taken off from the growth story of Peenya and created a success story with the emergence of four phases of Dabaspeth. Situated 20 km from Nelamangala and 50 km from Bangalore, Dabaspeth Phase I-IV covers a total area of 3,000 acres with a total of 475 industrial units.

Keen on a focus on the growth of small towns, the Department of Industries and Commerce has identified taluks and envisages their potential for

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investments. A study conducted in the Nelamangala Taluk alone showed a potential for investments of around Rs 128 crores in 915 units in the small scale sector, and a potential for investments of around Rs 1,038 crores in 122 units in large and medium scale industries.

In a move to decongest Peenya, the Nelamangala Taluk has been considered for its excellent connectivity now that the elevated road is functional. Easy availability of manpower and lower rentals in Nelamangala region make this work extremely well.

### Potential in this region

- The Greater Peenya Industrial Area will mean more jobs and widespread industrial growth.
- The Dabaspet Industrial Area, now in its fourth phase will be the largest industrial establishment in the region. Formed in 1995, the Dabaspet Industrial Area is spread over four phases making it a space to watch out for
- Connectivity projects such as the Metro, elevated road and upgradation of the National Highway works well for the region
- Good roads aid logistics support industries along the route
- The area is also fuelling demand for residential and commercial establishments
- The road to Tumkur has many industrial belts along its length. The profile varies from pharmaceuticals, biotechnology, automobiles and auto components, aerospace, apparel, machine tools, precision components, tooling, food processing and floriculture etc.
- Bangalore Rural District is covered under three Agri Export Zones (AEZS) for gherkins, rose onion and flowers. There is potential for agro processing and agro exports. The facilities created here can turnover around one million flowers a day

Source: Times Property, The Times of India, Bangalore

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