

Connectivity and land parcels fuel growth of industrial belts

# CITY'S INDUSTRIAL BELTS PROVIDE IMPETUS FOR GROWTH

While Bangalore has grown into an IT hub in the region, the manufacturing sector here too has come a long way. All around the city, manufacturing hubs are driving growth and commercial development. The manufacturing sector also fuels development of residential catchments in the vicinity. Much as in the case of IT corridors, the industrial belts too lead to demand for social infrastructure along with housing. Deepthi Ganapathy captures a bird's eye view of the potential in the industrial belts around the city

**THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD (KIADB) HAS ALWAYS MADE PLANS TO ROPE IN HUGE INVESTMENTS BY OPENING UP LARGE TRACTS OF LAND FOR INDUSTRIAL EXPANSIONS. THESE INDUSTRIAL LAYOUTS HAVE BEEN PLANNED ACROSS THE OUTSKIRTS OF THE CITY AND ARE WELL-SERVED WITH INFRASTRUCTURE SUCH AS POWER AND WATER THAT IS REQUIRED FOR INDUSTRIAL DEVELOPMENT. THE FOCUS IS NOW ON INDUSTRIAL BELTS IN PEENYA, WHITEFIELD, HOSKOTE, BIDADI, RAMANAGARA AND HAROHALLI**

## BANGALORE NORTH

### PEENYA

METRO CONNECTIVITY IS A BOON FOR THIS REGION



Pics: R Raj Gopal

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, Sahakar Nagar, 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 Dabaspet. Situated 20 km from Nela-

One million square feet. Just by word of mouth. Reason to lend an ear?

Astro Builders and Developers welcome the discerning to a unique, clustered homes concept. Home is where the heart is joyous and the mind is at peace. Just the kind of homes that Astro Builders have built across 1 million sft and sold just on word of mouth. High quality, customer-oriented living environments that reflect innovation, sophisticated design and excellence in execution. Astro Builders now bring fresh thinking to contemporary living with Astro Green Park Regency.

Spread across 4 acres, Astro Green Park Regency brings together charming clustered homes at the price of apartments. An inspiring, perfect world in the midst of a serene, wooded neighbourhood off Sarjapur Road, near Amrutha Engineering college.

**Exclusives in every home at Phase I:**

- Eco-friendly solar powered back-up and solar water heating
- Home theatre room
- Private accommodation for domestic help
- Two parking slots in the basement

Lifestyle amenities: Landscaped gardens, club house, swimming pool, gym, tennis court, badminton hall, indoor games, 24 hour power back-up, 24 hr security.



For further details, call 7676766766, 767676667

117/1, 1st floor, Rakshitha Complex, Sarjapur Main Road (next to Wipro Corp. office), Bangalore 560 035. T: 2844 1984/85 e-mail:astro\_builders@yahoo.com

METRO FUELS DEVELOPMENT OF INDUSTRIAL BELTS IN THE REGION

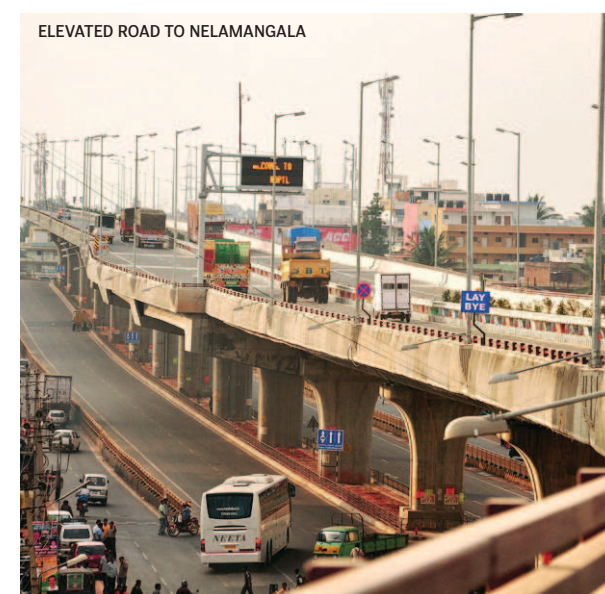


## NORTH-WEST NELAMANGALA

nelamangala and 50 km from Bangalore, Dabaspet 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 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, 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 AGRI EXPORTS. THE FACILITIES CREATED HERE CAN TURNOVER AROUND ONE MILLION FLOWERS A DAY