

Chandigarh Residential Real Estate Overview

March 2012



TABLE OF CONTENTS

1.	Executive Summary	3
2.	Chandigarh Fact File	4
3.	Infrastructure	6
4.	Chandigarh Tricity Real Estate	8
5.	Major Locations within Chandigarh	10
6.	Chandigarh - Micro Trends	11
7.	Mohali and Greater Mohali (Punjab) - Micro Trends	13
8.	Mullanpur, Kansal Micromarkets (Punjab) - Micro Trends	15
9.	Panchkula (Haryana) - Micro Trends	16
10.	Zirakpur, Peer Mushalla (Punjab) - Micro Trends	18
13.	Location Attractiveness Index	20
14.	Disclaimer	21

The 'Chandigarh Residential Real Estate Overview' provides a comprehensive insight into the key macro and micro trends emerging in the residential real estate market of Chandigarh.

The ICICI Home Finance Company team undertook a detailed city survey and presented below are the key highlights of the report.

- We expect the real estate prices in Chandigarh Tricity (Chandigarh city, Mohali and Panchkula) to continue on an upward trajectory owing to the high per capita income in the region resulting in higher investment potential. This coupled with the strong investment focus and a healthy holding appetite, predominantly for plots, will keep the real estate market robust.
- The road network of Chandigarh is unique and is classified in accordance with its functions. The vertical roads (running northeast to southwest) and the horizontal roads (running northwest to southwest) intersect at right angles, forming rectangular grids and a well planned network for movement of traffic. This arrangement of road-use also ensures that the residential areas are segregated from the noise and pollution of traffic.
- A tendency amongst buyers, who are originally from Chandigarh, is that they prefer to invest in plots rather than flats. Flats are coming up predominantly in areas adjacent to the IT industries in Mohali, Greater Mohali and Zirakpur, to tap the growing demand from professionals flowing in from cities outside Chandigarh.
- Mullanpur is increasingly emerging as the new investment destination for buyers in Chandigarh, with builders pitching it as the 'New Chandigarh'. Plots in the region are selling at approximately INR 20,000 - 35,000 per square yard, whereas plots in the adjacent location called Kansal are finding buyers at INR 50,000 per square yard. Hence, investors are of the opinion that their investments in Mullanpur supported by the good infrastructure story, shall soon see an appreciation and reach near the price levels in Kansal.
- Zirakpur is witnessing residential apartment supply along the Ambala expressway, which connects Chandigarh to Delhi. Heavy demand from the IT professionals operating out of the Rajiv Gandhi Chandigarh Technology Park (RGCTP) is also a driver for this region.
- Real estate prices in Mohali and Greater Mohali shall be positively impacted due to the improved internal road network and the demand flowing in from professionals operating in the companies located in Sectors 72-75. Demand for real estate also flows in from buyers whose business interests are in Ludhiana and Jalandhar. Moreover, the proposed site for airport extension is positively impacting the prices in Zirakpur, Mohali and Greater Mohali.

Chandigarh City:

Chandigarh is a union territory of India serving the capital of two states, Punjab and Haryana. The name 'Chandigarh' is derived from an ancient temple called Chandi Mandir, devoted to goddess Chandi in the city. It is also often referred to as 'The City Beautiful' owing to its beautiful surroundings and a central grid of gardens, each dedicated to different species of flora.

Chandigarh was the first planned city in India and is known internationally for its architecture and urban design. The city also has projects designed by architects such as Le Corbusier, Pierre Jeanneret, Mathew Nowicki and Albert Mayer.

Geography:

The city is located near the foothills of the Shivalik range of the Himalayas in northwest India. It covers an area of approximately 114 square kilometers and also shares its boundaries with the states of Haryana in the east and Punjab in the north, west and south. The surrounding districts consist of Mohali, Patiala, Roopnagar in Punjab and Panchkula, Ambala in Haryana. It is also closely located to the boundary of the state of Himachal Pradesh.

History:

Lahore was the capital city of undivided Punjab before the partition of India. However, post the partition, when Lahore went to Pakistan, the Indian part of Punjab was without any capital. Moreover, the partition also led to the migration of people of west Punjab to the eastern towns within India. These two factors gave rise to the need to choose a site in the foothills of Shivalik range that would serve as the capital of Punjab.

A committee was set up to choose a suitable site, adhering to the various factors like military vulnerability, drinking water, climatic conditions etc. Finally, a site was selected, but it was in the shape of farms. Post the site finalization, a master plan for the city was prepared by an American team (Mayor, Whittleslay, Glass & Nowicki). The project faced a setback with the sudden demise of Nowicki and the other teammates refusing to work on the project post this.

The committee was again handed over the task of finding a team for completion of the project. In the year 1951, the well-known French architect, named Le Corbusier, took charge of giving the city a modern look. He further appointed a team, which worked in two phases. While designing the city, factors like pollution, traffic, travel, tourism and various other environmental aspects were borne in mind and hence the city of Chandigarh was born.

Economy:

The Union Territory of Chandigarh is the capital of Punjab and Haryana with the government being the major employer in the city. A majority of the population is serving one of the three governments (governments of Punjab, Haryana and Chandigarh) or has retired from government service.

The economy of Chandigarh also fetches its revenue from the agricultural sector. Various kinds of crops grown in the city are maize, paddy and wheat. The fields in the city are irrigated with the help of wells and tube wells.

Apart from the agricultural sector, the economy is also driven by over 2500 small-scale units and approximately 15 medium and large-scale industrial units. The products manufactured by the small scale units are sanitary fittings, machine screws, hard ware, utensils, domestic and auto cables, varnishes and paints, steel fabrication, door fittings and thermometers. The medium and large-scale units consist of electric meters, cycle rims, brakes, hosiery, antibiotics, wool tops, artillery fuses and equipments for railway tracks. The economy also depends on animal husbandry, fishing and the tourism sector.

Moreover, the city also witnesses the presence of the IT sector. It houses the Rajiv Gandhi Technology Park which has players like Infosys, Net Solutions, IBM Daksh and FCS Software Solutions Ltd. DLF is also offering ready to use built up space and is already housing 37 companies. IT majors like Wipro, Bharti Airtel and Tech Mahindra along with 21 other companies are in the process of developing their respective sites allotted to them.

Census 2011 Key Highlights

Description	2011	2001
Actual Population	1,054,686	900,635
Male	580,282	506,938
Female	474,404	393,697
Population Growth	17.10%	40.33%
Percentage of total Population	0.09%	0.09%
Sex Ratio	818	773
Density (per square km)	9,252	7,900
Area (square km)	114	114
Literacy	86.43%	81.94%
Male Literacy	90.54%	88.42%
Female Literacy	81.38%	75.37%

Source: Census 2011



Rose Garden - Chandigarh

Postgraduate Institute of Medical Education and Research, Chandigarh

The institute, popularly known as the PGI Hospital, is located in Sector 12, Chandigarh. It was conceived in 1960 as a center of excellence that would endeavor to develop patterns of teaching in postgraduate medical education and would also attempt to produce specialists in several disciplines of medicine. It was also envisaged that the specialists would spread out in the country to various medical colleges and medical institutions and impart education of the highest standard to students and set up nucleus of excellence in their own institutions. The institute was also entrusted with the responsibility for intensive research in the field of health.

The institute owes its inception in the year 1962 to the vision of the late Sardar Pratap Singh Kairon, the then Chief Minister of Punjab and the distinguished medical educationists of the then combined state of Punjab, supported by the first Prime Minister of India Pandit Jawaharlal Nehru. It was initially called 'Nehru Hospital' when it was inaugurated on July 7, 1963. It was under the Government of undivided Punjab. However, post the reorganization of the state, the administrative control of the institute passed on to the Union Territory of Chandigarh in November 1966. Later on, the institute became an autonomous body under the Act of Parliament in 1967, functioning under the Ministry of Health and Family Welfare, Government of India.

Rajiv Gandhi Chandigarh Technology Park (RGCTP)

RGCTP has been setup with the objective of providing world-class integrated infrastructure necessary for setting up facilities/campuses by leading technology companies and other IT/ITeS/BPO companies in the region.

- **Phase I & II**

An area of 111 acres of land was initially acquired between 1950 and 1977, with the objective of setting up RGCTP. The development of the IT Park has been anchored by Infosys, which has completed its state of the art campus. DLF is also offering ready to use built up space and is already housing 37 companies. IT majors like Wipro, Bharti Airtel and Tech Mahindra along with 21 other companies are in the process of developing their respective sites allotted to them. Moreover, an Entrepreneurs Development Centre is being established by the administration for providing incubation space to young entrepreneurs. Apart from a hotel cum convention center, a Tech Habitat Centre is under development on a 123-acre plot under the PPP model. The project was planned taking into consideration the logistics needs related to the residential accommodation for the IT professionals who would be working in RGCTP.

- **Phase III**

Owing to the pending applications for the various sizes of the plots, another 272 acres of land has been planned for the expansion of RGCTP.

- **Statistics**

More than 14,500 professionals are working in RGCTP and investments of more than INR 10 billion have been poured in. During the financial year 2010-11, out of the total INR 15 billion worth of software exports for the Chandigarh Tricity, RGCTP accounted for INR 9.8 billion. It is estimated that Phase I and II once completed, would provide direct employment to more than 30,000 professionals and an equivalent amount is expected to be directly employed in Phase III taking the figure of direct employment to more than 60,000 professionals.

The tabulation of anticipated benefits to Chandigarh (by the end of year 2011-12) are as indicated below:

	Total Investment	Employment Generation (Direct)	Software Exports
Phase I & II	INR 37 billion	32,700	INR 23 billion
Phase III	INR 25 billion	35,000	INR 25 billion
TOTAL	INR 62 billion	67,700	INR 48 billion

Note: The figures for employment generation are only for direct employment in the IT sector. The indirect employment would be 3 times the figures for direct employment as every single IT job creates 3 more indirect jobs, (Source: Official website of Department of Information Technology, Chandigarh).

Chandigarh Metro Rail Project

With respect to the Metro rail project, the Punjab and Haryana governments have agreed to share the cost of the project as per the actual kilometers being laid in their respective territories. Both the governments have requested the proposed metro line to be extended till Sector 20 (Panchkula) and Mullanpur as these areas are getting thickly populated.

The first route shall run from the north of the city to the south. It will start from a site close to the Capitol Complex near the Secretariat on Jan Marg, Sector 22, Sector 35 and ISBT 43. After crossing Chandigarh, the metro would move towards Sohana from where it would take a left turn towards Aerocity. The other route known as the east west corridor will start from Sector 21 (Panchkula) and shall reach Mullanpur via the Chandigarh Railway Station, Sector 17 Plaza, PGI Hospital and Sarangpur.

The Metro Rail being proposed for the Chandigarh city shall be underground in the sectoral grid. The Metro will be over ground after the sectoral grid ends. Although the cost of constructing the metro under ground is three times relative to over ground metro construction, the step is being taken to preserve the heritage of the city.



Punjab and Haryana High Court

Short Term	10-12 months	Uptrend in capital value
Long Term	50-60 months	Uptrend in capital value with a strong upward bias on a conservative note

The real estate markets in Chandigarh Tricity, which consists of Chandigarh city, Mohali and Panchkula have withstood the thick and thin of the global economic slowdown and continue to remain strong.

We expect the prices to continue on an upward trajectory owing to the high per capita income in the city (Chandigarh's per capita income was INR 1,28,743 in 2009-10 at current prices vs. India's per capita income of INR 53,331 in 2010-11, at current prices, which indicates that the city was above the one lakh mark a full financial year before the country crossed half a lakh rupees for the first time) resulting in a higher investment potential. This, coupled with the strong investment focus and a healthy holding appetite, predominantly for plots, will keep the real estate market robust.

Some of the distinct features of this real estate micro market are as follows,

- **Buyers prefer to park their funds in plots relative to flats**

A tendency amongst buyers, with Chandigarh origins, is that they prefer to invest in plots rather than flats. This provides them the flexibility to construct houses according to their respective needs. A preference for spacious rooms, balconies and lawns was witnessed. Plots within Chandigarh are available for resale purposes.

Flats are coming up predominantly in areas adjacent to the IT industries in Mohali, Greater Mohali and Zirakpur, to tap the growing demand from professionals flowing in from cities outside Chandigarh.

- **Huge investment appetite prevailing in the market**

There is a heavy investment appetite prevailing in this realty market predominantly in areas like Mullanpur, Mohali, Greater Mohali and Zirakpur. In this micro market, buyers have a high holding capacity, due to which despite the current economic slowdown, when transactions were impacted southwards, prices did not correct. There is also a heavy underwriter presence in Zirakpur and Peer Mushallah, where a significant presence of local builders is witnessed.

- **Mullanpur emerging as the new investment destination for buyers**

Mullanpur is increasingly emerging as the new investment destination for buyers in Chandigarh, with builders pitching it as the 'New Chandigarh'. The buyer sentiments here is driven by the close proximity of Mullanpur to the PGI hospital, Punjab University and easy access to the posh location of Chandigarh (like sectors 1 to 17). A proposed Anandpur Sahib Mohali 4-lane expressway, which is going to be another nerve facilitating easy access to the Chandigarh city, Mohali and Greater Mohali is also a key driver.

Plots in the region are selling at approximately INR 20,000 - 35,000 per square yard, whereas plots in the adjacent location called Kansal are finding buyers at INR 50,000 per square yard. Hence, investors are of the opinion that their investments in Mullanpur, supported by the good infrastructure story, shall soon see an appreciation and reach near the price levels prevailing in Kansal.

- **Infrastructure in Chandigarh city**

Chandigarh city boasts of wide and well-planned roads. The city has been well divided into sectors, with each sector self sufficient in terms of market place, parks etc. The city is very strict with regards to real estate regulations. Chandigarh lacks any high rises as the airport is within the city and it is also near the defence zone. The maximum rise that is allowed is G+2F (Ground Floor + 2 Floors). However, higher configurations are present in Mohali, Greater Mohali and Zirakpur.

Chandigarh Tricity faces electricity issues as a major chunk of the supply is diverted for agricultural purposes. Moreover, Zirakpur faces lack of proper sewage facilities and shortage of corporation water.

- **Different growth drivers across locations**

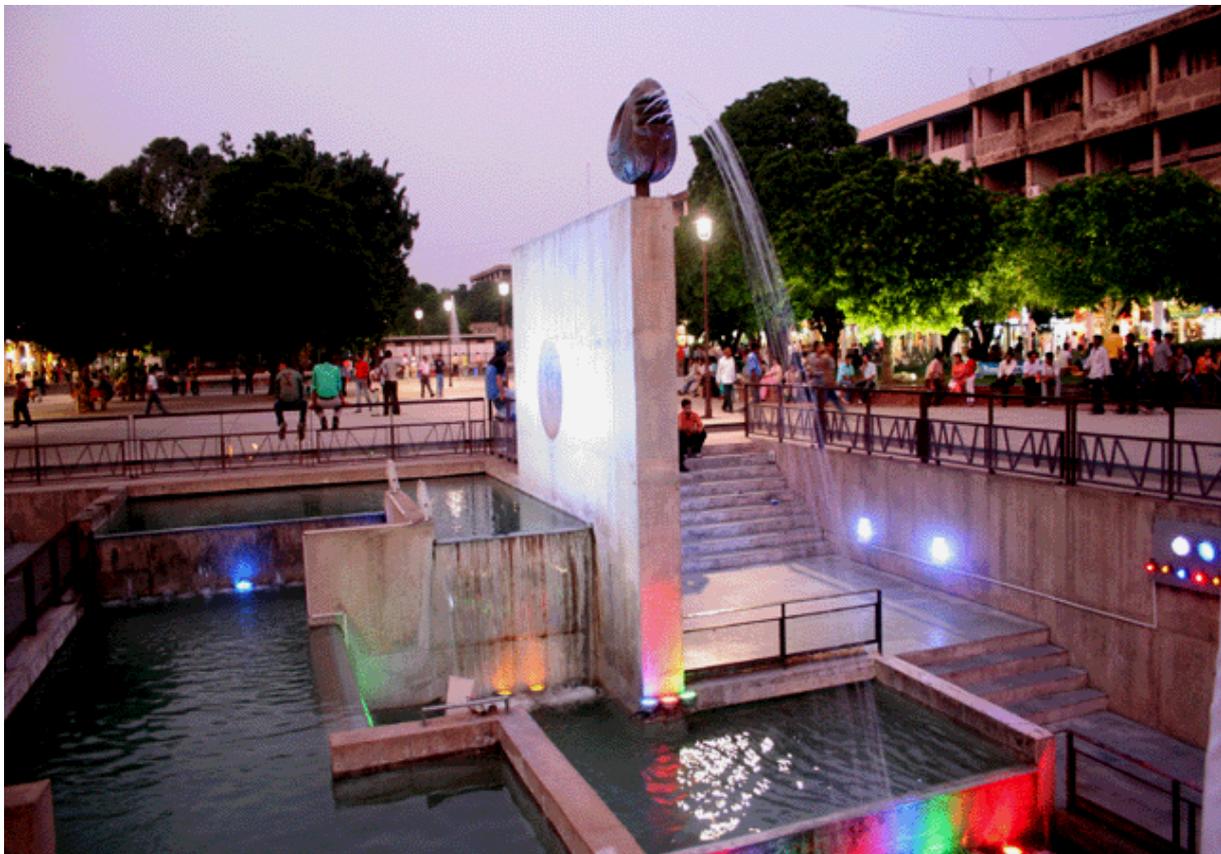
Real estate prices in Chandigarh Tricity are driven largely by the proximity to Chandigarh city.

Mullanpur real estate prices are driven by the infrastructure developments on the anvil in the micro section and its easy access to Baddi, which is emerging as the pharmaceutical industry capital of India, located in the Solon district of Himachal Pradesh.

Zirakpur is witnessing residential apartment supply along the Ambala expressway, which connects Chandigarh to Delhi. Heavy demand from IT professionals operating out of the Rajiv Gandhi Chandigarh Technology Park (RGCTP) is also a driver for this region. Already more than 14,500 professionals are working in RGCTP. However, according to estimates, RGCTP once completed, shall provide direct employment to more than 30,000 professionals and an equivalent amount is expected to be employed (direct) in Phase 3, which takes the total figure to more than 60,000 directly employed professionals. This is expected to further augment three times, as every single IT job created leads to three indirect jobs.

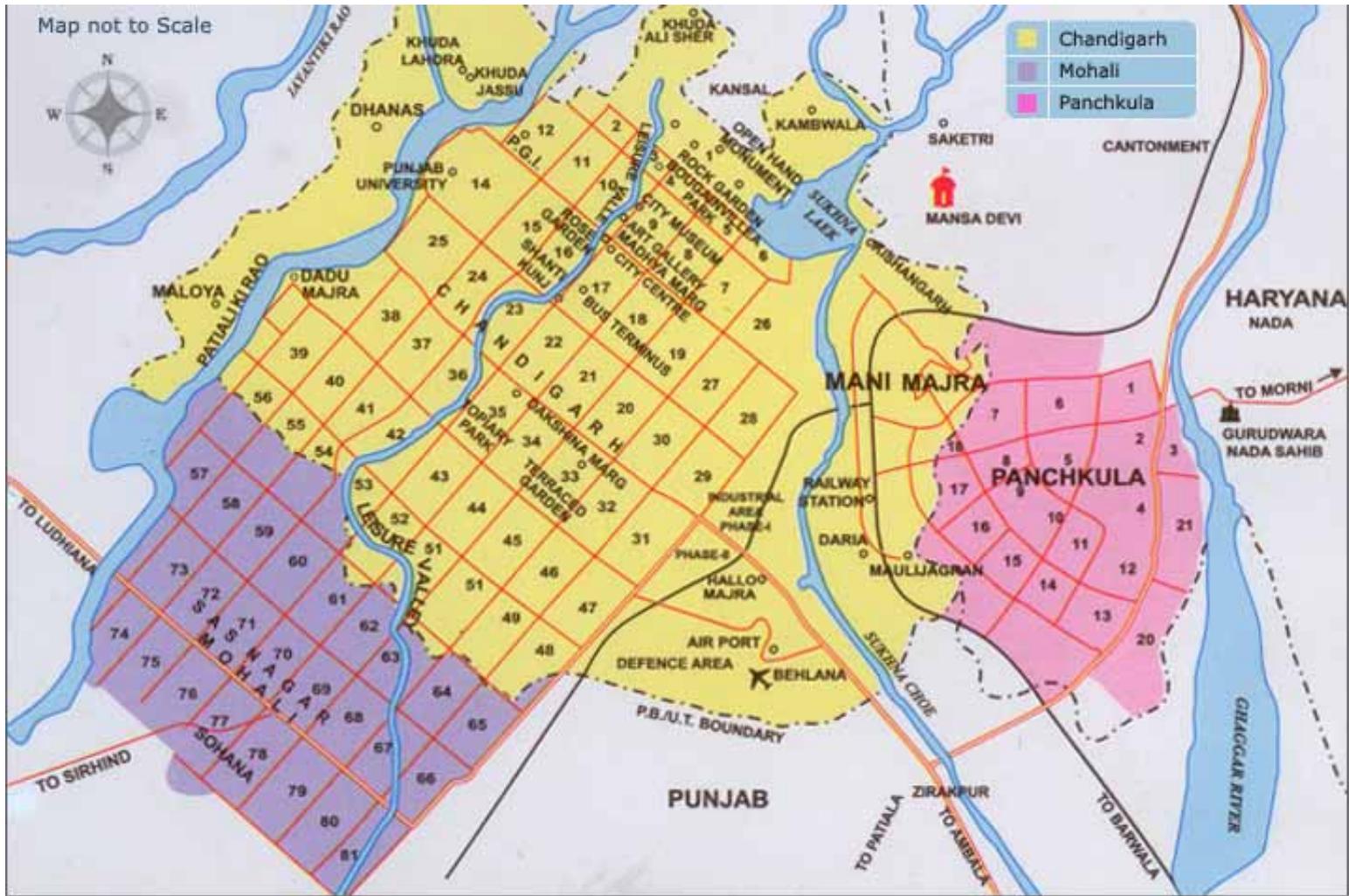
Real estate prices in Mohali and Greater Mohali shall be positively impacted due to the improved internal road network and the demand flowing in from professionals operating in the companies located in Sectors 72-75. Demand for real estate also flows in from buyers whose business is settled in Ludhiana and Jalandhar. Moreover, the proposed site for airport extension is positively impacting the prices in Zirakpur, Mohali and Greater Mohali.

After analysing the real estate trends at the macro level, let us delve deeper and analyse the micro trends.



Sector 17, Plaza - Chandigarh

MAJOR LOCATIONS WITHIN CHANDIGARH



Key Highlights:

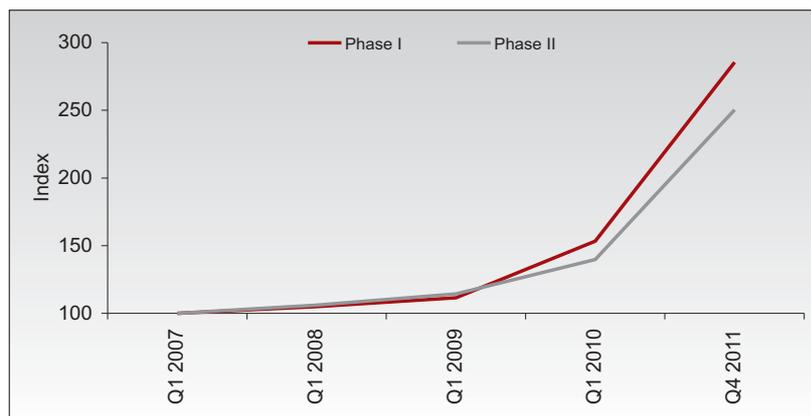
- The Chandigarh city was developed in three phases. While, Phase I covered a development of 36 sq. km. of land for construction of 30 sectors catering to a population of half-a-million, Phase II encompassed development of 17 additional sectors (Sector 31 - 47) to cater to a population of 350,000. The city had grown beyond its planned capacity, hence development of Phase III beyond Sector 48 started.
- The city is known for its immaculate planning and modern architecture. Each sector is a self-sufficient unit of 800 meters x 1200 meters covering 250 acres of area with easily accessible basic community amenities.
- The road network of Chandigarh is unique, and is classified in accordance with their functions. As referred to 7 Vs by Corbusier, the vertical roads (running northeast to southwest) and the horizontal roads (running northwest to southwest) intersect at right angles forming rectangular grids and network for movement. This arrangement of road-use leads to a remarkable hierarchy of movement, which also ensures that the residential areas are segregated from the noise and pollution of traffic.
- The city has emerged as the cleanest in India, based on a national government study ratings of May 2010.
- Commercial spaces in the city follow a common format of SCO (Shop-cum-Office) complexes. While all sectors are self-sufficient, sector 17 (city centre) and sector 34 (emerging as a sub city centre) are key commercial/ retail destinations. Sector 22 is an important wholesalers market. However, sectors 8, 9, 26 and 35 also serve as important retail locations. Sector 9 is considered to be the main banking and financial services hub.
- The city has an industrial area that was developed in two phases: Phase I and Phase II. There are about 2950 Small Scale and 15 Large and Medium Scale Units in Chandigarh, with majority being ancillary units, producing components for the tractor industry around Chandigarh.
- Chandigarh has become an attractive IT/ ITeS destination in north India. To tap the city's potential the government initiated steps like establishment of the Rajiv Gandhi Chandigarh Technology Park (RGCTP) and an IT Park near Mohali.
- Metro rail connectivity is being planned in the city and its suburbs. Two routes are proposed. While line 1 will connect Panchkula to Mullanpur, line 2 will connect Secretariat to Aerocity (Mohali). These routes will cross various other locations of the city and its suburbs.
- Chandigarh has a number of government run hospitals like PGI hospital Sector-12, General Hospital Sector-16 and Government Medical College Hospital Sector-32.
- Educational, cultural and medical facilities are spread all over the city, however, major institutions are located in Sectors 10, 11, 12, 14 and 26. Sectors 1 - 17 are considered prime locations of the city. The Assembly, the Secretariat and the High Court are all located in Sector 1.
- Attractive tourist destinations include the Rock Garden, which showcases art objects fashioned from the industrial and urban waste and the Zakir Hussain Rose Garden, Asia's largest rose garden. On one side of the Rose Garden is the leisure valley and on the other side is sector 17.

Growth Stimulators:

- Capital and administrative centre for the two states of Punjab and Haryana. Well planned development and high quality infrastructure in pipeline.
- Presence of a dedicated IT/ITeS hub, Rajiv Gandhi Chandigarh Technology park (RGCTP) with current employment estimates of 14,500 professionals. In future, the figure of directly employed professionals is expected to touch more than 60,000, which inturn will boost the real estate demand.

- Factors like second highest per capita income in India, lavish lifestyle, low operational costs vis-a-vis tier I cities, high quality infrastructure, easy accessibility from states like Delhi, Haryana, Himachal Pradesh and Punjab has put real estate on an upswing.
- Proposed international airport within close proximity to Chandigarh, is seen as another catalyst for growth and a major economic boost to the area.
- Proposed metro connectivity.

Price Trends in Chandigarh*



*Assuming 100 as the base for Q1 2007
Source: ICICI Mortgage Valuation Group

Property rates of units in prime residential markets of Chandigarh City**

Location	Average Capital Values (INR/sqft.)	Rentals for 2 BHK (INR/month)
Manimajra	5,920 - 6,080	12,000 - 15,000
Sector 7 - 11	22,000 - 23,000 (Land Rates)	17,000 - 18,000
Sector 15 - 23	20,000 - 21,000 (Land Rates)	14,000 - 20,000
Sector 27 - 44	7,200 - 10,000	14,000 - 17,000
Sector 45 - 62	6,400 - 7,200	12,000 - 15,000
Sector 63	5,000 - 5,500	NA

**Indicative mid market segment
Source: ICICI Property Services Group

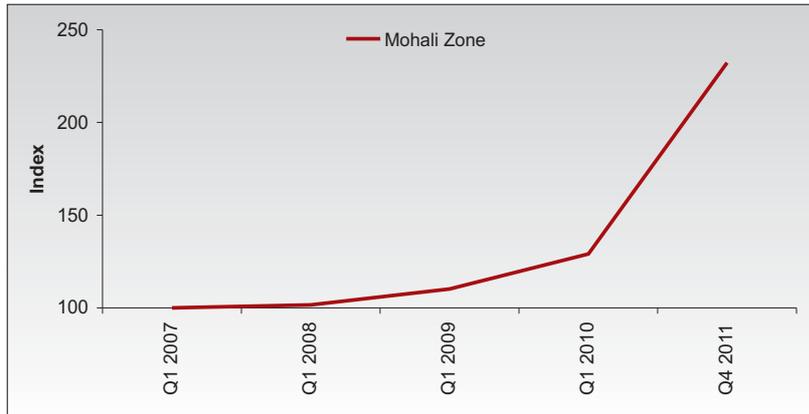
Key Highlights:

- Mohali is officially named as SAS Nagar, after the name of Sahibzada Ajit Singh, the eldest son of Guru Gobind Singh. Mohali along with Chandigarh and Panchkula forms the Chandigarh Tricity.
- It is strategically located to the south-west of Chandigarh in Punjab. The planning of Mohali and Greater Mohali is a repeat of the Le Corbusier grid pattern in Chandigarh and the two towns are very well connected and integrated. Today, Mohali and Chandigarh are contiguous areas, with only the boundary of Punjab and UT of Chandigarh dividing the area.
- Mohali was being developed by Punjab Urban Planning and Development Authority (PUDA). All the powers/functions of PUDA relating to the development and urban planning of SAS Nagar District and adjoining areas have now been transferred to Greater Mohali Area Development Authority (GMADA). New housing schemes and schemes for the allotment of residential and commercial plots are now being launched at the behest of GMADA.
- Greater Mohali is an extension of Mohali. The area is still in its initial stages and is being planned and developed by GMADA.
- Metro rail connectivity is planned from Secretariat to Aerocity (Mohali) via Rock Garden, Sector 9, Aroma Chowk, Sector 43, Sector 52 (Mohali) and Sector 72 (Mohali) Aerocity.
- A World class cricket stadium of international fame is situated at Mohali. National and international tournaments are held here from time to time. A golf course is planned in sectors 91 and 93, covering approximately 293 acres of land.
- A knowledge city is planned to be developed in Sector 81, housing some premier educational institutes like Indian Institute of Science Education and Research (IISER), National Institute of Nanotechnology, National Institute of Agri Food Biotechnology, etc. The premier management institute, Indian School of Business has its second campus in the knowledge city, Mohali.
- This region has the presence of many global tech giants like Dell, Philips, Sebiz Infotech and SCL to name a few. The Denver based Quark Inc. SEZ is located in Mohali. It also houses many state local companies like PTL (Punjab Tractor Limited), ICI Paints and the Godrej Group.
- Some of the upcoming projects include a city center at Sector 62, a habitat centre in Sector 64, upgradation of existing road network, provision of canal water, sewerage treatment plant, golf range at Sector 48, Mohali, where facilities such as club, restaurant, swimming pool, etc. are proposed.
- Chandigarh International Airport is planned on a 306 acres land parcel in Jheorehri village, near Mohali. Moreover, the Chandigarh domestic airport's upgradation and integration with the international airport is planned, besides upgradation of other infrastructure around.
- Major developers present here include Unitech, Emaar MGF, IREO, Ansals and DLF.

Growth Stimulators:

- Proximity and good connectivity with Chandigarh. As most of the land in the Union Territory is developed, Mohali and Greater Mohali also serve to accommodate the spill-over housing demand from Chandigarh, while residents are able to enjoy social amenities and facilities of Chandigarh as well.
- The location of the proposed international airport of Chandigarh in this region, is seen as a catalyst for growth.
- Presence of IT SEZ and demand flowing in from the professionals operating from the companies located in Sectors 72-75. Demand from buyers whose business is settled in Ludhiana and Jalandhar.
- Infrastructural developments mentioned above including construction of internal roads network, a multi-terminal bus stand and commercial complex in Sector 57, adjoining Verka Chowk on National Highway 21, will also drive the growth in this micro market.

Price Trends in Mohali*



*Assuming 100 as the base for Q1 2007
Source: ICICI Mortgage Valuation Group

Property rates of units in prime residential markets of Mohali and Greater Mohali**

Location	Average Capital Values (INR/sqft.)	Rentals for 2 BHK (INR/month)
Mohali Sector 61, 71	6,000 - 7,200	13,000 - 15,000
Mohali Sectors 65 - 70	6,000 - 6,400	11,000 - 13,000
Greater Mohali	2,300 - 3,400	9,000 - 12,000

**Indicative mid market segment
Source: ICICI Property Services Group



ISB Mohali

Key Highlights:

- Mullanpur, also referred to as 'New Chandigarh' is expected to be another satellite town in the north-west of Chandigarh. The open land in Chandigarh's periphery is set to shrink further with the upcoming Mullanpur township that has been planned on approximately 6,123 hectares of land within approximately 2 km drive from the PGI hospital.
- Mullanpur micro-market is planned to be an eco-friendly and low density urbanised area, due to the eco-fragile nature of the Shivalik Hills located nearby.
- An international standard cricket stadium of 41.95 acres has been planned by the Punjab Cricket Association (PCA) in this region.
- A proposed Anandpur Sahib Mohali 4-lane expressway, which is going to be another route facilitating easy access from Mullanpur to Chandigarh city, Mohali and Greater Mohali.
- Major developers present in Mullanpur include DLF, Omaxe, Manohar Singh & Co. Besides these, GMADA is offering plots in its Urban Estate project. A couple of co-operative housing societies like IAS and PCS Cooperative House Building Society, Greater Punjab Officer's Co-operative House Building can also be seen here.
- Kansal region is located very close to prime sectors of Chandigarh and shows promising real estate potential. Major developers present here are Tata Housing, besides which this region also witnesses some local developers' presence.
- Metro rail is planned to improve connectivity. The tentative route is from Sector 15, Panchkula to Mullanpur, via sector 5 of Panchkula, Dhillon Complex, Chandigarh railway station, Transport Nagar, Sector 19, PGI and Punjab University.

Growth Stimulators:

- Mullanpur: Well connected and in close proximity to prime locations of Chandigarh. Apart from this, the region is also well connected with the other satellite towns of Chandigarh.
- Close proximity to the PGI Hospital, Punjab University and the proposed medicity, that has been planned along the Chandigarh-Siswan-Baddi road. Medicity would be a self-contained campus, with the best of housing facilities for the doctors and the paramedical staff.
- Proposed Anandpur Sahib Mohali 4-lane Expressway.
- Proposed metro rail connectivity.
- Kansal is located in close proximity to prime locations of Chandigarh, Rock Garden and the Sukhna Lake.

Property rates of units in prime residential markets of Mullanpur and Kansal**

Location	Average Capital Values (INR/sqft.)	Rentals for 2 BHK (INR/month)
Mullanpur	20,000 - 35,000	NA

***Indicative mid market segment
Source: ICICI Property Services Group
Note: NA - Not Applicable*

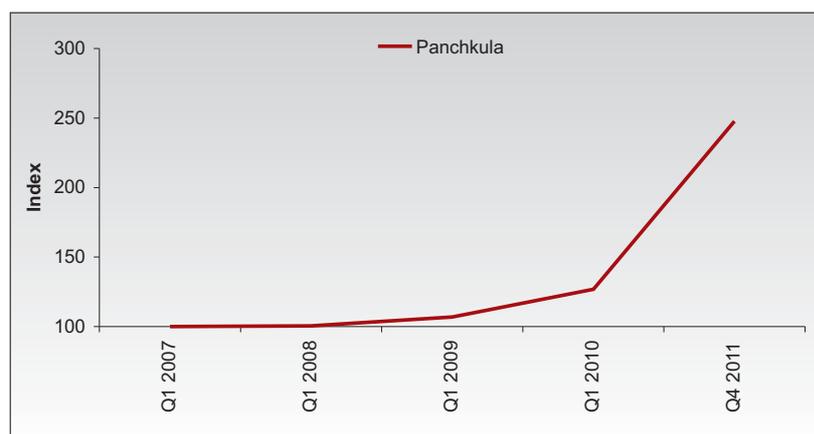
Key Highlights:

- Panchkula is a planned city in the Panchkula district of Haryana and is a satellite city of Chandigarh. It is surrounded by Himachal Pradesh in the north and east, Punjab and Chandigarh in the west and by Ambala district in the south as well as east. Panchkula district shares its borders with Chandigarh, Mohali, Solan and Ambala districts.
- Panchkula was developed in 3 phases. The Phase-I consists of 19 sectors (Sector 1 to 19) and is an industrial area. This whole region is triangular shaped, with the railway line on one side of the triangle, Zirakpur-Kalka road and Chandigarh-Shimla road (NH-21) on the other two sides. This region encompasses prime sectors and is a well developed market.
- The Phase-II consists of Sectors 20 to 30. Sectoral development could be witnessed across the Zirakpur-Kalka road and on both sides of the river Ghagghar.
- Phase III is an extension beyond Ramgarh, to the east of the existing sectors.
- There is a proposed metro connectivity from Sector 15, Panchkula to Mullanpur, passing through Sector 5 of Panchkula, Dhillon Complex, Chandigarh railway station, Transport Nagar, Sector 19, PGI and Punjab University.
- The prestigious Chandimandir Cantonment Headquarters of the Indian Army Western Command, is located in Panchkula.
- Chandigarh railway station is located near the Chandigarh-Panchkula boundary and opens an exit towards Panchkula.

Growth Stimulators:

- Well developed road network and infrastructure, proximity to Chandigarh and other suburbs.
- Proposed metro connectivity.

Price Trends in Panchkula*



*Assuming 100 as the base for Q1 2007
Source: ICICI Mortgage Valuation Group

Property rates of units in prime residential markets of Panchkula**

Location	Average Capital Values (INR/sqft.)	Rentals for 2 BHK (INR/month)
Sector 2, 6, 7, 8	1,00,000 - 1,50,000 (Land Rates)	14,000 - 16,000
Sectors 9 - 20	85,000 - 95,000	12,000 - 15,000
Sectors 21 - 28	65,000 - 75,000	10,000 - 13,000

***Indicative mid market segment
Source: ICICI Property Services Group*



Sukhna Lake - Chandigarh

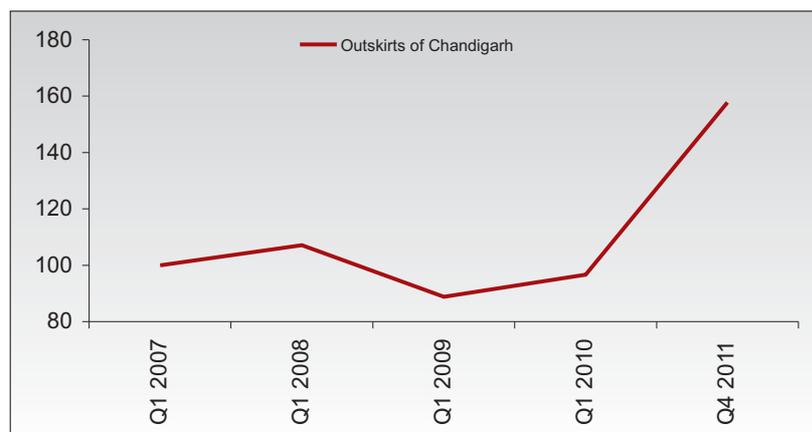
Key Highlights:

- Zirakpur is a satellite town of Chandigarh and is a part of SAS Nagar district of Punjab. It is situated at the foothills of the Shivalik range. Located along the Chandigarh-Delhi Highway, it touches Panchkula (Haryana), Chandigarh and Mohali city.
- A lot of real estate development can be seen in Zirakpur. However, the region is not as meticulously planned as the Tricity and the micro market mostly witnesses local developers' projects.
- In Zirakpur, most of the development can be seen around VIP Road, Chandigarh-Ambala expressway (which connects Chandigarh and Delhi), Patiala Highway and areas in vicinity. VIP Road is a link road connecting the Ambala Highway and the Patiala Highway.
- The Chandigarh-Ambala expressway, Chandigarh-Patiala highway and the Zirakpur-Kalka highway, merge at Zirakpur. The Zirakpur-Kalka Highway is being widened and converted to an expressway. The Chandigarh-Patiala highway is also planned to be widened in future.
- A four lane flyover has been constructed by NHAI through Zirakpur to ease the flow of traffic.
- Another region witnessing real estate development is the Peer Mushalla area, wherein development is largely being done by local developers. This area touches Sector 20 of Panchkula and currently it could be approached through this sector of Panchkula. However, there are wider approach roads planned for providing connectivity with Zirakpur and Panchkula. This micro market relies heavily on the infrastructure in Sector 20, Panchkula.
- There are planned malls like Global Spirit Mall, Cosmos Plaza, Chandigarh city center etc. near the entry point of VIP Road.

Growth Stimulators:

- Close proximity to Chandigarh.
- Proximity to all the three highways is a growth driver. Moreover, the 4-lane flyover in Zirakpur helps in easing out the heavy traffic flow. Planned widening of road network will further boost the infrastructure.
- Heavy demand from the middle income service class.
- Peer Mushalla's close proximity to Panchkula is the main growth driver of this area.

Price Trends in the Outskirts of Chandigarh*



*Assuming 100 as the base for Q1 2007
Source: ICICI Mortgage Valuation Group

Note: In the graph, Zirakpur, Derabassi and Kharar are considered as outskirts of Chandigarh.

Property rates of units in prime residential markets of Zirakpur and Peer Mushalla**

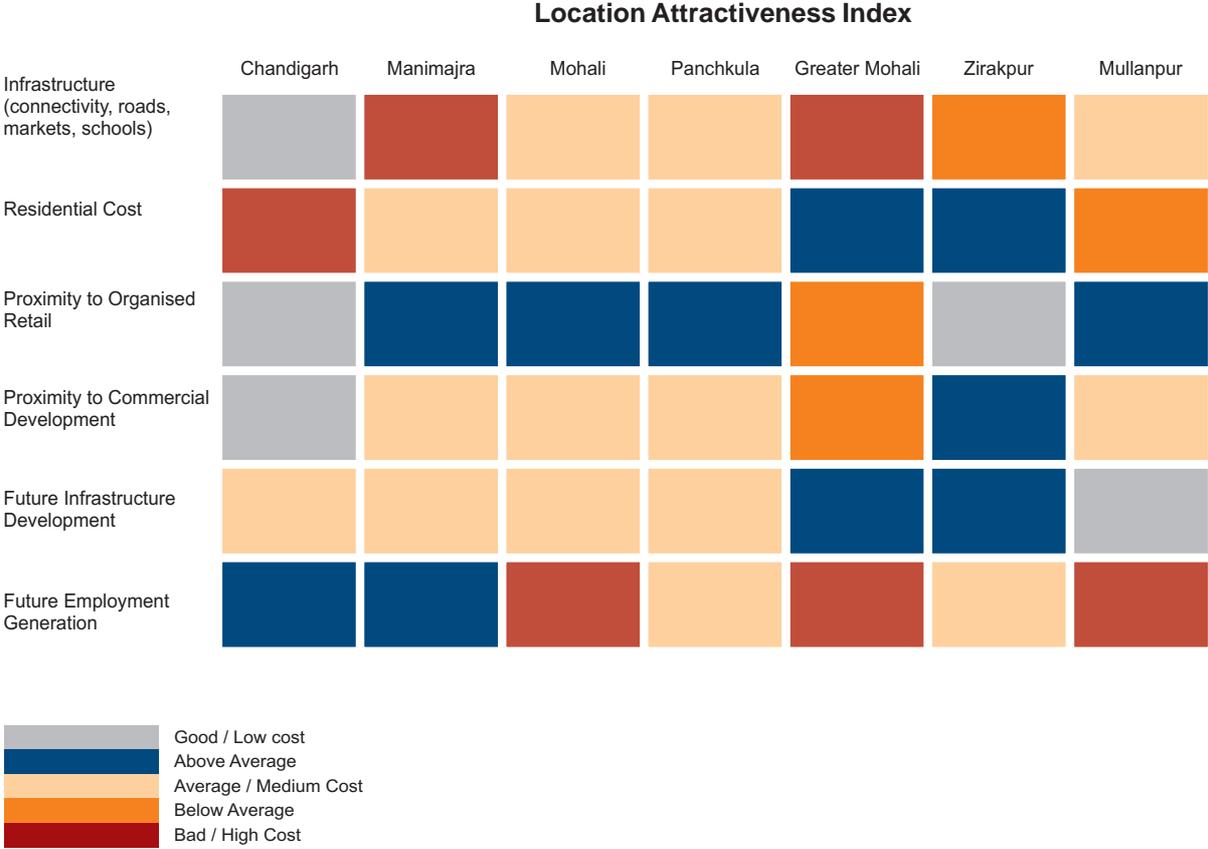
Location	Average Capital Values (INR/sqft.)	Rentals for 2 BHK (INR/month)
Zirakpur	2,300 - 3,000	8,000 - 11,000
VIP Road	2,500 - 3,000	NA
Peer Mushalla	2,500 - 3,200	NA

***Indicative mid market segment
Source: ICICI Property Services Group
Note: NA - Not Applicable*



Rock Garden - Chandigarh

We have short-listed seven micro-markets and critically compared them on various parameters as expressed in the matrix below:



Explanatory Note: The greys in Chandigarh signify the excellent infrastructure, commercial and retail development, however, the red depicts the high real estate prices in the city. While the current infrastructure at Mullanpur is marked 'average' as it is a new developing area, the grey is indicative of an excellent future infrastructure. In terms of future employment prospects, Chandigarh and Manimajra scores above other locations, primarily due to the future IT potential of RGCTP.

Source: ICICI Property Services Group

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