

MARKET OVERVIEW: PUNE

Pune Metropolitan Region is spread over 1,340 sq km with a population of 5.06 million (as per Census of India 2011). The city's economy is mainly driven by IT/ITeS and manufacturing sectors.

COMMERCIAL

The city's main commercial office areas include the following:

Micro-location	Key Locations	Rental Value Grade A (INR/sqft/month)
CBD	Laxmi Road, Camp, Bund Garden Road, Boat Club, Koregaon Park	75 - 80
Off CBD	Karve Road , FC Road, Ganeshkhind Road, SB Road, Wakdewadi, Yerwada, Kalyani Nagar	65 - 70
SBD	Viman Nagar, Kharadi, Nagar Road, Aundh, Baner	55 - 65
PBD	Hinjewadi, Wakad, Talegaon	45 - 50

Pune accounts for approximately 62 million sqft of office stock. Till Q3 2016, office space absorption was recorded at 2.8 million sqft. CBD and Off CBD locations mostly comprise of corporate office and financial institutions while micro-locations of PBD mainly comprise of IT/ITeS occupiers. Demand was observed to be high for locations of Viman Nagar, Baner, Kharadi and Hinjewadi.

RETAIL

Pune currently has 20 malls with around 6.7 million sqft of operational mall space. The city also has established high street retail. Main retail locations include the following:

High Street	Rental Value (INR/sqft/month)	Mall Spaces	Rental Value (INR/sqft/month)
MG Road	310	Camp	200
JM Road	360		
FC Road	250	Koregaon Park	125
Koregaon Park	120	Nagar Road	200
Aundh	180	Hadapsar	150
Bund Garden Road	135		

MARKET OVERVIEW: PUNE**RESIDENTIAL**

Residential market in the city is driven by the large working population in the city and also by residents of Mumbai. Key markets include:

Micro-location	Apartment Capital Value (INR/sqft)
Koregaon Park	8,000 - 18,500
Baner, Aundh	6,000 - 12,800
Nagar Road	6,000 - 14,500
Kothrud	8,500 - 11,000
Wakad, Hinjewadi, Punawale	4,000 - 5,000
Hadapsar, Mundhwa	4,000 - 8,000

On account of proximity to the IT parks and lower price points, Wakad, Hinjewadi, Punawale, Hadapsar, Mundhwa are emerging as key residential markets.

INDUSTRIAL

Key industrial areas of Pune include Talegaon, Chakan, Pimpri-Chinchwad, Pirangut, Hinjewadi, Lanikand and Sanaswadi. Demand for industrial sheds is mainly around Chakan, Sanaswadi & Ranjangaon submarkets. Pune Municipal Corporation has selected Aundh, Baner and part of Balewadi spread across an area of 1,000 acres for redevelopment under the smart city program.