

MARKET OVERVIEW: KOLKATA

Kolkata city is spread over 1,886.67 sq km with a population of 14.11 million (as per Census of India 2011). The city is known as the cultural capital of India with economy increasingly driven by the IT/ITeS sector.

COMMERCIAL

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

Micro-location	Key Locations	Rental Value Grade A (INR/sqft/month)
CBD	Park Street, Camac Street, AJC Bose Road, Dalhousie, Theatre Road	85 - 110
SBD	Rash Behari Connector & Park Circus Connector	80 - 95
PBD	Salt Lake, Rajarhat	38 - 45

Kolkata accounts for approximately 26 million sqft of office stock. Dalhousie, Strand Road, Park Street, AJC Bose Road, Theatre Road are traditional office markets of Kolkata. Most of the corporate houses and financial institutions operate from these locations. PBD locations of Salt Lake and Rajarhat mainly comprise of IT/ITeS companies.

RETAIL

Kolkata currently has 14 malls with around 4.4 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)
Park Street	450 - 500	South Kolkata	280 - 300
Camac Street	420 - 450		
Elgin Road	300 - 325	East Kolkata	380 - 400
Theatre Road	180 - 200	Rajarhat	90 - 125
Gariahat	180 - 200	Elgin Road	490 - 550
Lindsay Street	380 - 450	Park Circus	580 - 600

Camac Street and Elgin Road are established high streets of Kolkata. Gariahat has emerged from a traditional shopping destination to an established high street.

RESIDENTIAL

Residential market in the city is end-user driven. However, on account of comparatively lower property prices, the city is also witnessing demand for investment purposes. Key markets include:

Micro-location	Apartment Capital Value (INR/sqft)
Triangular Park, Southern Avenue, Hindustan Park	7,000 - 12,500
Ballygunge, Gurusaday Road, Ballygunge Circular Road, Queens Park	12,000 - 18,000
EM Bypass	6,000 - 12,000
Alipore Park Road, Belvedere Road	11,800 - 17,000

MARKET OVERVIEW: KOLKATA

Park Street, Elgin Road, Lee Road, Loudon Street, Rowdon Street	12,000 - 20,000
Kankurgachi, VIP Road, Ultadanga	6,000 - 10,000
Salt Lake	5,000 - 7,800
Rajarhat	4,000 - 7,000
Golf Green, Tollygunge, Jodhpur Park	4,800 - 6,800
Garia, Narendrapur, Sonarpur, Joka,	3,200 - 6,000

Alipore Park Road, Belvedere Road, Ballygunge, Gurusaday Road, Ballygunge Circular Road, Queens Park are established residential locations and command high property prices on account of its proximity to the CBD areas. Garia, Narendrapur, Sonarpur and Joka, on the other hand, are peripheral markets and are emerging destinations in the mid-segment bracket.

COMMERCIAL

Key industrial locations in Kolkata include Bantala Taratolla, Rajarhat, Durgapur, Kalyani, Uluberia, Dankuni, Burnpur, Kasba and Howrah. BT Road and Budge Budge Trunk Road are the traditional warehousing destinations. However, since last couple of years these locations are witnessing residential developments. Old Delhi Road (NH2) and Bombay Road (NH6) are also key warehousing destinations.