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Infra developments to boost realty market in Bidadi, Bangalore

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Bangalore

Bidadi, strategically located on the Bangalore-Mysore expressway, 32 km away from Bangalore has been of interest to builders and buyers for a while. Slowly emerging out of the political turmoil, the infrastructural growth in the region is making the locality a promising destination for industrial developments and [real estate](#) investments.

As the Union Petroleum and Natural Gas Minister M Veerappa Moily announced a speedy completion of the gas power plant in Bidadi, the town has gained its prospects as one

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of the city's most flourishing industrial areas. "With the power plant in the pipeline, the area boasted of a thriving industrial market since a long time. Now that the project will be actually realized, we expect prices of land to go up by 25 per cent in one year. Moreover, the NICE Ring Road which is expected to be completed by 2015 will impact the realty prices as well as demand," says Pratap Reddy of Hanu Reddy Realty. Data with MagicBricks.com also reflects a hike in the capital values of plots by 21 per cent in the Oct-Dec 2012 quarter.

Before the power plant came into news, Bidadi had come into focus with the township project by Bangalore Metropolitan Development Authority (BMRDA). The township was supposed to be developed on a public-private partnership model and was tentatively named as Bidadi Knowledge Park. Marred by land acquisition issues and the withdrawal of DLF from the project, it got delayed. Nonetheless, experts say, the project will be completed in another 2-3 years. "The compensation for farmers is yet to be decided. Once this is done, Bidadi will be a booming industrial destination," says Ananth Hegde of Vipra [Properties](#).

Toyota has its subsidiary unit Toyota Kirloskar Motors already located here and Bosch also plans to relocate its plant to Bidadi in two phases. "The company has already acquired land here and the relocation is expected to complete by 2016," informs Reddy.

The increased employment opportunities due to industrial development in Bidadi are expected to spur the residential market. "Currently, the major residential demand is only up till Kengeri. The power plant as well as the completion of the NICE Ring Road will boost the residential market. I advise investors to have a long term vision to get maximum returns," says Reddy. Bidadi has a lot of scope for further development and is ideal for investors.

Shradha Goyal, MagicBricks.com Bureau

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