

Realty hot spot series: This Ahmedabad locality is a lucrative buy for mid segment home buyers

Synopsis

This week ET Wealth's realty hot spot series takes a look at a developing area in Ahmedabad. The area offers key social and retail infrastructure in the vicinity such as multiple prominent schools, hospitals and malls etc. The price range of properties in the area is between Rs 3,000 per square feet and Rs 5,000 per square feet.



Key amenities include Iscon Mega Mall, Gulmohar Park Mall, Shalby Hospitals, DPS Bopal and Shanti Asiatic School

ET

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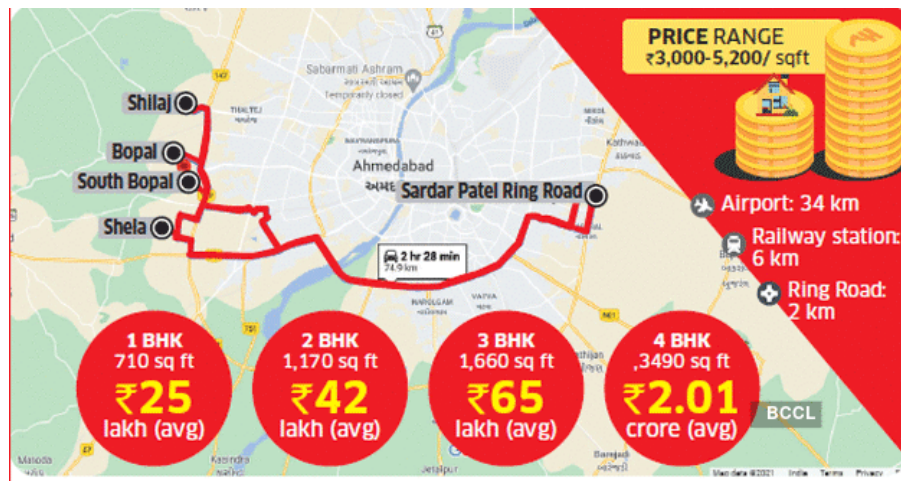
This week ET Wealth's realty hot spot series takes a look at a developing area in Ahmedabad called **Bopal**. The area is suited for affordable and mid-segment home buyers. The area is close to job hubs in **Prahlad Nagar**, Sanand, etc. The area offers key social and retail infrastructure in the vicinity such as multiple prominent schools, **hospitals** and malls etc. The price range of properties in the area is between Rs 3,000 per square feet and Rs 5,000 per square feet. The average price of 1 BHK, 2 BHK, 3 **BHK** and 4 BHK is Rs 25 lakh, Rs 42 lakh, Rs 65 lakh and Rs 2.01 crore, respectively.

Locality snapshot: Bopal, Ahmedabad

- A developing area along the Sardar Patel Ring Rd suited for affordable and mid-segment buyers
- Residential demand-driven due to proximity to key job hubs of Prahlad Nagar, Sanand, etc.
- Multiple prominent schools, hospitals and malls constitute key social and retail infrastructure in the vicinity

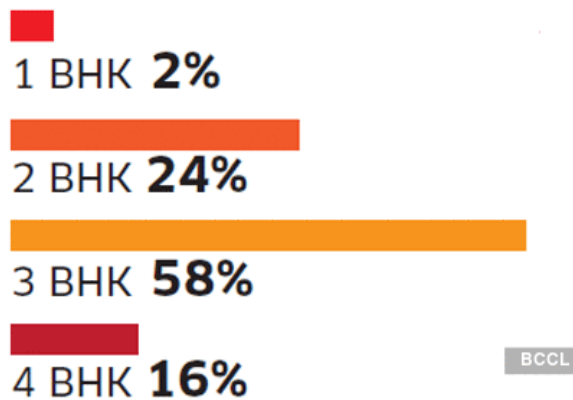
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- Key amenities include **Iscon Mega Mall**, Gulmohar Park Mall, Shalby Hospitals, DPS Bopal and Shanti Asiatic School
- Sardar Patel Ring Road, **SG Highway**, Ambli Road and local railway network provide good connectivity



| VALUES | | |
|------------------------|----------------|----------------|
| LOCALITY | Price (₹/sqft) | Rent (₹/month) |
| Bopal | 3,300-5,200 | 23,800-39,400 |
| Sardar Patel Ring Road | 3,000-4,700 | 16,500-24,600 |
| Shela | 3,000-4,600 | 18,500-28,400 |
| Shilaj | 3,600-5,000 | 15,900-22,100 |
| South Bopal | 3,300-5,200 | 17,000-27,100 |

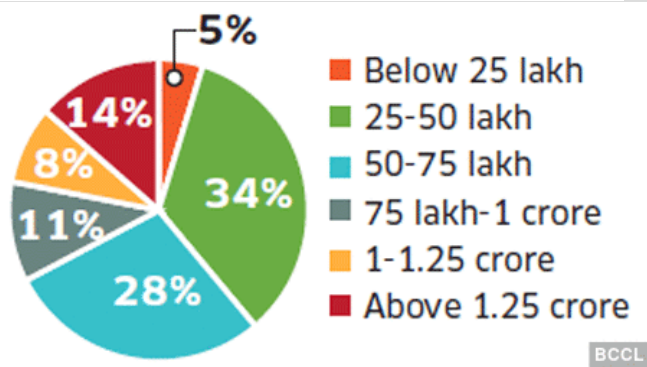
Supply by BHK



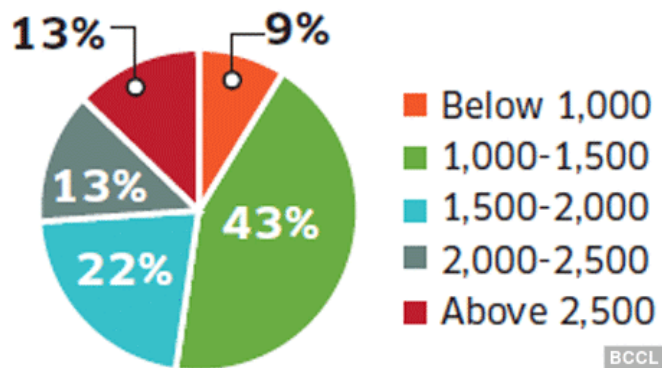
SECTIONS

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Consumer preference by covered area (sq ft)



- Schools 10+
- Hospitals 10+
- Restaurants 20+

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- Banks 20+
- Grocery Stores 20+
- Petrol Pumps 5+

Source: *magicbricks*

(Disclaimer: The opinions expressed in this column are that of the writer. The facts and opinions expressed here do not reflect the views of www.economictimes.com.)

NEXT STORY

Appellate tribunal of MahaRERA in place

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By Nisha Nambiar, TNN

Last Updated: May 16, 2018, 12:25 PM IST

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ADD COMMENT

Synopsis

The permanent appellate tribunal will hear appeals against the orders passed by MahaRERA. Homebuyers and developers can approach it for overruling an order given by the MahaRERA.



Officials believe that the permanent appellate tribunal will help prevent consumers and developers from approaching the high court.

(This story originally appeared in **TOI** on May 16, 2018)

Pune: The Maharashtra Real Estate Regulatory Authority tribunal is finally in place with the state government approving an appellate authority of three members.

Retired high court judge Justice Indira Jain has been appointed its president.

IAS officer S S Sandhu and Sumant Kolhe, associated with the judiciary earlier, have been appointed as

members, administration/technical and judicial, respectively.

Sandhu is slated to retire on June 30. He will become the member of the appellate tribunal after retirement.

A search committee headed by Justice Shantanu Kemkar, additional chief secretary (housing) Sanjay Kumar and principal secretary of law and judiciary

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