

Harmony.
BY TAPOVAN



Mysore



Should You Invest In Mysore?

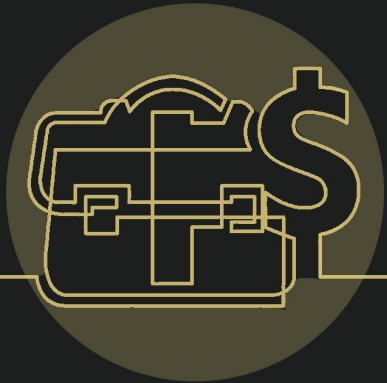


Mysore is somewhere considered as tourist attraction but not an investment hub. But, the hidden fact is it is the land of opportunities. Most rapidly growing Tier-II city in Karnataka.

With a steady population increase of 2.5% on an average every decade, Mysuru is a rapidly growing city. Spread over a vast space of 152 km² Mysuru is the third most populous city in the state of Karnataka, according to 2011 national census metrics. The advent of notable software companies and other manufacturing industries, the city opened up and metamorphosed from being modest & laid back to hip & modern. Over the course of 20 years, the city's lifestyle has become trendy and real estate prices have skyrocketed proportionately but with the latest developments, there is room for more rapid urbanization. Probably just the way Bengaluru witnessed it back in the early 2000s but that is just speculation.

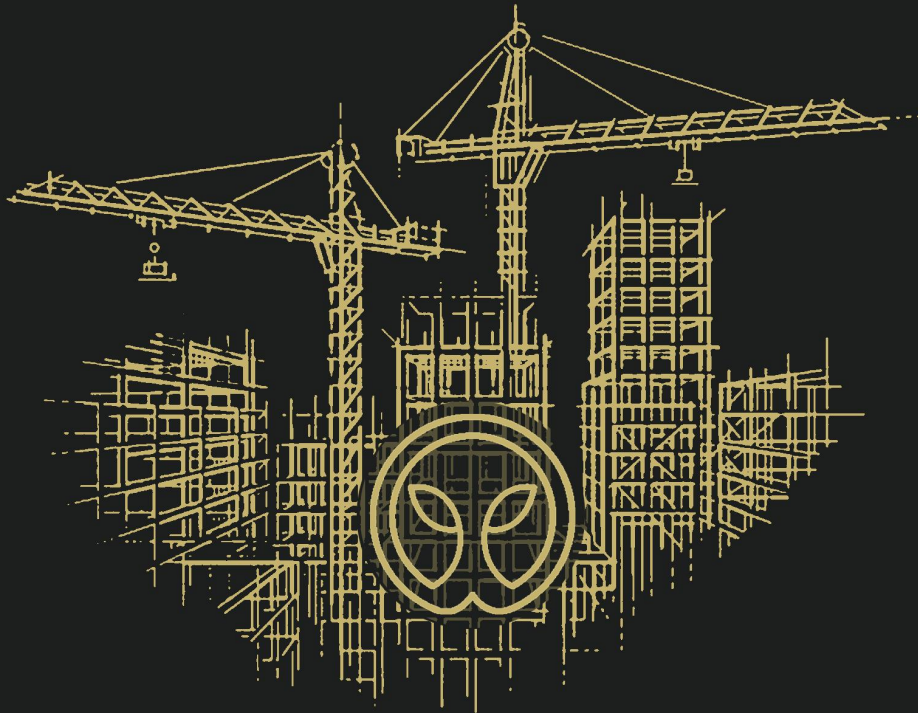


Huge Investment Inflow



The real estate sector in India is gaining popularity even with the NRIs who prefer settling down back here in India. Whether you want to buy plots or sites in Mysore to build your dream home or you just wish to buy land in Mysore in a sense of future investment, 2021 is the right time to make it happen! Owning land in Mysore in 2021 is a start to a secure future investment.

Under Development projects in Mysore



- Ten Lane Bangalore – Mysore Expressway
10-lane expressway promises to reduce the travel time between the two cities to a mere 90 minutes

- Mysore – Chennai High-Speed Train Corridor

Mysuru-Bengaluru-Chennai 435-km high-speed rail corridor (bullet train) to come up soon. Indian Railways begins Land acquisition process {Refer: Star of Mysore } This train can reach Bengaluru from Mysore in just about 45 minutes}

- Mysuru's first Skill Development Centre HIEMA Centre of Excellence — will be set up by Hebbal Industrial Estate Manufacturers' Association (HIEMA). that will train candidates for local industrial requirements will come up at Hebbal { Refer: Star of Mysore News Article }

- State's first Film City is being established in Himmavu of Varuna constituency. { Refer: Star of Mysore News Article }

- Brindavan Gardens-type botanical garden at the Kabini dam site in H.D. Kote taluk, { Refer: The Hindu }

- Micro Food Processing Enterprises (PMFME) chooses Mysuru district under the "One District One Product" Under which the following products from the respective districts are promoted { Refer: Star of Mysore }

- The five industrial clusters identified for Mysore include the printing cluster with technological intervention from TIFAC (Technology Information Forecasting and Assessment Council), general engineering cluster, packaging cluster, textile cluster and Electronic System Design and Manufactur-

Proposed Development Projects in Mysore

- 3- Transportation Projects Proposed (Refer: Star of Mysore)
 - Mysuru Urban Development Authority (MUDA) has decided to go for construction of flats on BDA model in Mysuru.
 - Upgrading Mysuru-Kadakola four-lane Highway into a six-lane
 - Underpass at Yeliyur Circle along 10-lane Mysuru-Bengaluru Highway
- Mysuru Gets Cyber Security Centre Of Excellence { Refer: Star of Mysore }
- Magic Bricks acquired 7000-plus plots across Bengaluru Mysore Corridor, Bengaluru-Mysore Industrial Corridor { Refer: Construction-weekonline }
- PVR is looking to open theatres and multiplex complex in Mysore by 2023
- Mysuru is soon turned to be a “smart city”. The entire infrastructure will be upgraded and made user-friendly. Roads, footpaths, public transport, parks, street lights and the entire urban landscape will be improved { Refer: New Indian Express News Article}
- New Industries are seeking permission to invest in Mysore
 - Rucha Engineering Industries, ancillary units of TVS is seeking to invest 138 Crs in Mysore and it generates employment of 300 citizens. (Refer: Times of India)
- New manufacturing units are coming up at Immavu in Nanjangud taluk
 - ITC to establish pure nicotine production plant
 - Aditya Birla Group to set up paint factory
 - Rich’s Private Ltd. to launch ready-to-eat food factory



Areas witnessing huge developments

MYSORE

INDIA

Alanahalli, Hanchya, Kadakola, Rammanahalli, Hosahundi, Devalapura, Srirampura, Jayapura, Bogadi, Hinkal, Koorgalli, Yelwal and Siddalingapura, Mysuru Airport have become developing rapidly.

Chamundi Hill, Kesare, Kurubarahalli, Hebbal, Dattagalli, Alanahalli, Srirampura, Metagalli, Rammanahalli, hadjana Hootagalli and Hinkal are developing areas.



Industries & Trade in Mysore

PHARMACY

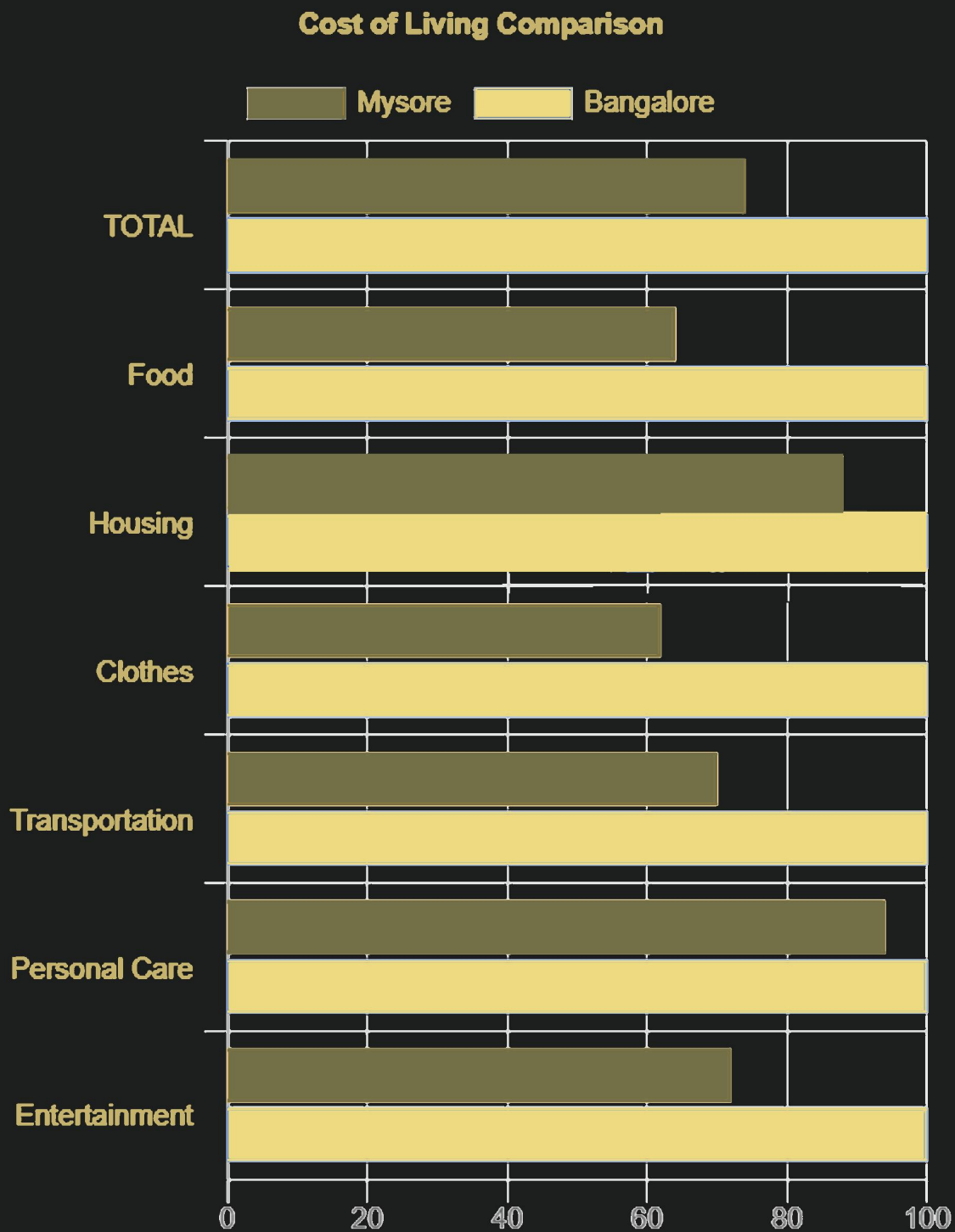


India's pharmaceutical industry is among the leading global producers of cost-effective generic medicines and vaccines, supplying 20 percent of the total global demand by volume and 62 percent of the global demand for vaccines. It is expected to play a key role in meeting the global demand for COVID-19 vaccines, especially for low- and middle-income countries. The pharmaceutical hubs offer investment opportunities in the production of API or bulk drugs, biosimilars, vaccines, neutraceuticals, as well as food and drug testing and contract research.



Cost of living in Mysore (India) is 26% cheaper

Reference: Mysore is 26% cheaper than Bangalore. May 2021 Cost of Living. (expatistan.com)



Mysore

Karnataka, India

Conclusion



Mysore is now fast-emerging as a real estate hot-spot in Karnataka. Bangalorean's bustling city life, coupled with bumper-to-bumper traffic and high pollution levels, are pushing young potential homebuyers to consider investing in Mysore as an option for real estate investment. Unbeatable infrastructure and seamless connectivity with upcoming 10 lane expressway, The aforementioned development projects mentioned above are sure to set things rolling in 2021-22. Mysore is a city with prospects of a very promising future.



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