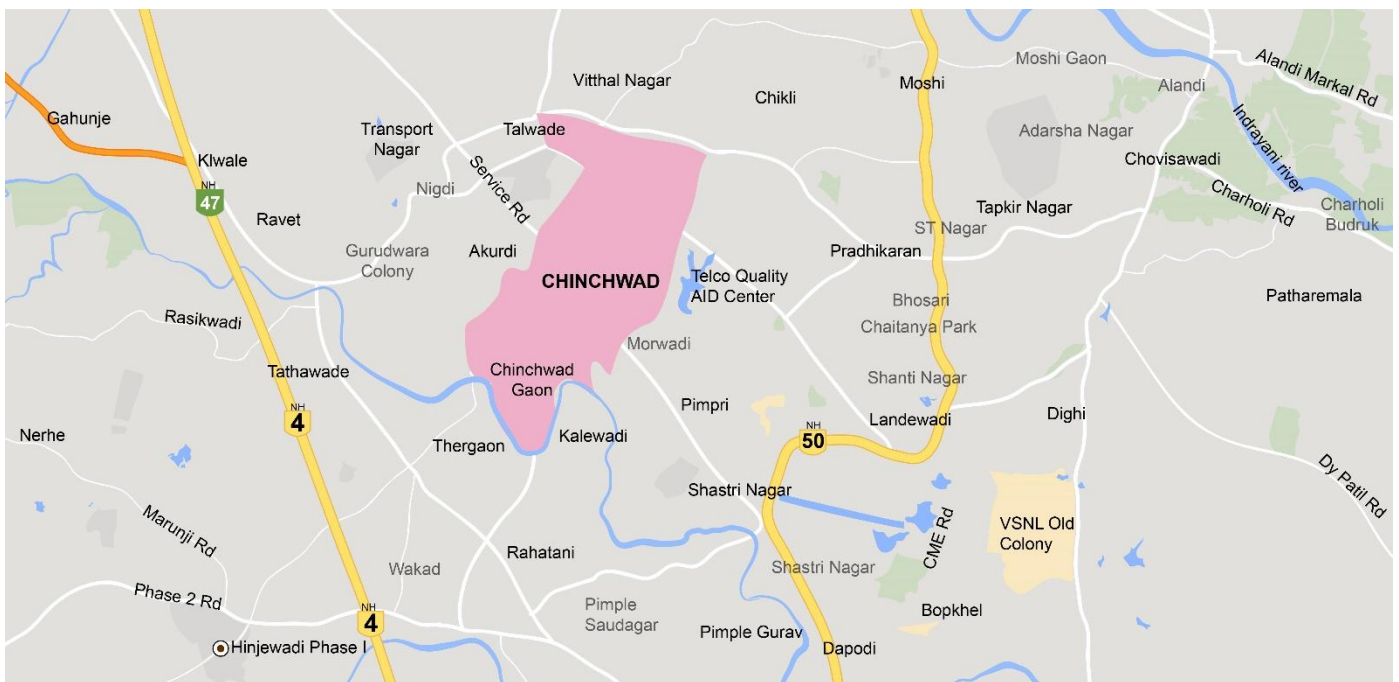


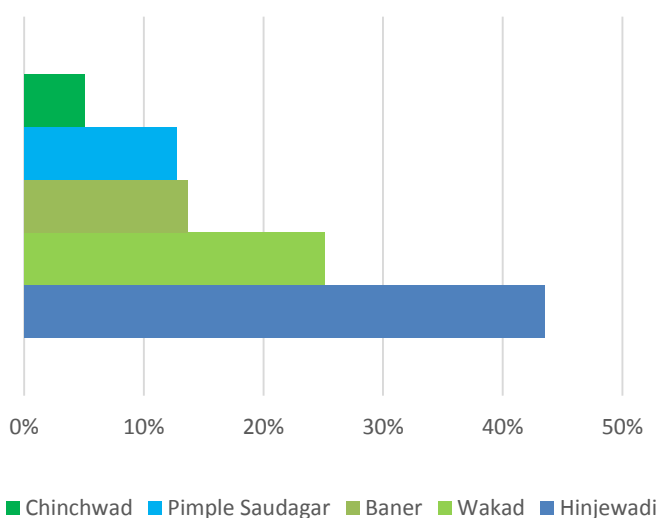
Chinchwad

Collaboratively known as the twin cities of Pune, Pimpri and Chinchwad are cited to be one of the hottest real estate corridor of Pune. Being an essential part of the Pimpri-Chinchwad satellite town, Chinchwad is governed by the common body- the PCMC (Pimpri-Chinchwad Municipal Corporation).

Situated towards the north western region of Pune city, Chinchwad is well linked to other parts of the city via the Old Pune-Mumbai Highway. Named after Tamarind (Chinch) and Banyan (Wad) trees, this neighbourhood is an exquisite planned residential hub with the presence of many urban township projects.



Locality Ranking: Chinchwad



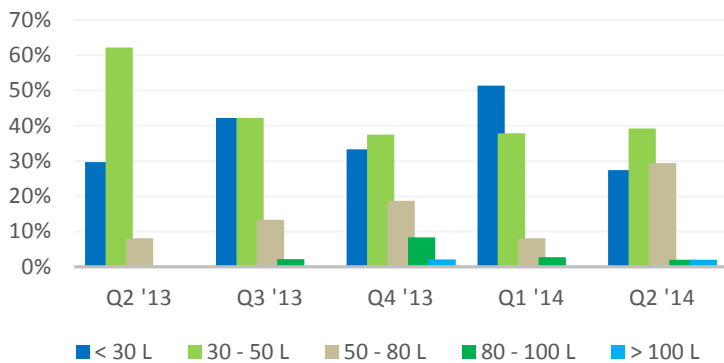
Connectivity

- Chinchwad boasts of seamless connectivity and has a number of small roads that improve networking
- Apart from the arterial connector - Old Pune-Mumbai Highway, the area has a number of roads like Nigadi Bhosari Road, Pimpri Chikhali Road, PCMC Link Road and Chikhali Akurdi Road
- A number of PMPML (Pune Mahanagar Parivahan Mahamandal Limited) operated buses start from the Pimpri-Chinchwad bus stand in Vallabh Nagar
- Via rail, the suburb is well linked to Pune, Lonavala and Mumbai through local trains
- Despite the Pune International Airport being 21 km away from the Chinchwad Railway Station, one can reach the station in just about 40 minutes using the Old Pune-Mumbai Highway

Infrastructure

- Cited to be one of the most promising region, the area has a number of infrastructural projects in the pipeline, the biggest being the BRTS (Bus Rapid Transit System)
- The BRTS connectivity will link many established localities like Kalewadi, Morwadi, Vitthal Nagar, Jyotiba Nagar, MIDC and Dehu. The project is currently on hold
- The proposed Metro rail is another project that is flourishing the realty sector here. The Phase I, line I of metro links Chinchwad to Swargate
- The upcoming freeway project linking Chinchwad to Pimpri, Nigdi and Akurdi will develop the region phenomenally
- The area's proximity to IT hubs like Hinjewadi too has resulted in major commercialization

Budget Preference of Buyers



- The current ongoing rates for homes are estimated to hover anywhere between INR 4,500 and INR 5,500 psft
- The area has also developed into becoming a rental destination and with [properties in Chinchwad](#) yielding high rentals, the area is a favourable hub for investors and second time home buyers
- Rental returns have appreciated over 18% in the past two years. According to market trends, a home that spreads over 1,000 square feet is expected to generate an average rental return of INR 14,000 per month
- Now that the suburb is reaching its saturation point, the dearth availability of plots is resulting in major price escalation
- The recent ongoing prices for residential plots are estimated to fall under the price bracket of INR 2,000 and INR 3,800 psft

Some Facts

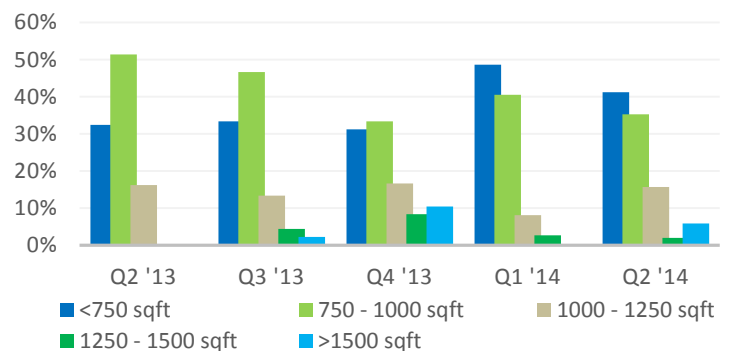
Road Connectivity	Old Pune-Mumbai Highway, Nigadi Bhosari, PCMC Link Road, Pimpri Chikhali Road and Chikhali Akurdi Road
Public Transport	PMPML buses, proposed BRTS buses, and proposed metro connectivity
Distance from Chinchwad	Pune International Airport: 21 km Pune Railway Station: 17.8 km

- This region has also gone on to become one of the most sought after manufacturing destination. A number of automobile companies have their base here
- The presence of many renowned educational institutions has attracted a pool of student fraternity and due to the cosmopolitan crowd the commercial market is developing

Real estate Scenario

- Some of the active sub-localities that are brimming with construction activities include Mohan Nagar, Kalbor Nagar, Chinchwad Gaon, MIDC and HDFC Colony
- With the realty demand majorly driven by the IT/Manufacturing professionals, real estate developers are offering a number of home starting at a budget of INR 35 lakhs
- There seems to be an inherit demand for 2 and 3 BHK [apartments in Chinchwad](#)
- In a span of two years, capital values of apartments have escalated over 22%

Unit Size Preference of Buyers



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