

CoreNet Global India Chapter Event in Hyderabad – August 22, 2019

The opening remarks by Mr. Ram Chandnani, Managing Director, Advisory & Transaction Services, CBRE emphasized on the transformation in Hyderabad and focused on enabling more demand & supply of office space which in turn will potentially fuel the residential sector. He highlighted how technology is impacting the way we envision RE and the impact of policies within the sector. In recent years, there has also been considerable uptake in terms of new GCCs (Global Capability Centers – in-house shared service centers of large global corporations) getting set up in the city.

Panel Discussion: What's Hot in Hyderabad/The Next Wave of Demand

The crux of the panel discussion was on current as well as the potential growth prospects, trends that will shape the city going forward. Mr. Chandnani, the moderator, sought opinions of the panelists on multiple topics including talent pool availability in Hyderabad, the infrastructure of the city, aspects that will drive business growth and quality of living, in the next five years.

The first panelist Mr. Kunal Walia, Founder & MD, Simpliwork when asked about the present and future scenario of the city, indicated that presently the demand in Hyderabad is led purely by the western corridor. He further reinforced that West Hyderabad has emerged as a key residential vector due to the availability of land parcels and proximity to workspace clusters. When asked about how fast eastern corridor will grow, keeping in pace with such changing times; Mr. Wali was of the opinion that the demand for eastern corridor is limited owing to inadequate infrastructure to cater to younger crowd. He further added that eastern corridor might witness a relatable change in near future as the government has plans to diversify its focus from West Hyderabad to south and east, encouraging more investments.

Col. Venkat Raman, Facility Head – India , Wells Fargo, the second speaker, focused on the immediate need of right talent pool in the city. He reinforced that presently Hyderabad sustains a generic talent pool which is available in plenty. However, with the changing times and with adoption of newer technology there is a sheer need for training future-ready talent in the city. According to him, Hyderabad lacks niche and specialized talent which is limited to cities like Bangalore, Mumbai and NCR. He opined that the city needs to build the apt infrastructure and ecosystem to entice the right talent. Furthermore, he added that the future outlook resides on places like Shamshabad, Rajendra Nagar and Kokapet.

Mr. KV Subrahmanyam, Global Head -CRE, Tech Mahindra spoke about infrastructure of the city. When asked on the current and the potential growth prospects, he said about no FSI towards building construction in Hyderabad and how would that impact the traffic and density. Furthermore, he added that growth will continue in west Hyderabad for short to medium term while there will be an increased focus on south (towards Shamshabad) and east (Uppal, Pocharam) in the long-term planning.

Conclusion:

The panel unanimously agreed that Hyderabad has rose from a lull to become a hotspot for IT/ITeS industry, start-up ecosystem, logistics and warehousing of the top e-commerce companies and overall employability. The participants felt that growth would continue in Western Corridor and move towards Shamshabad in years to come.