

... student housing

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Anticipating the growing demand in this segment, Kohinoor Group has invested ₹100 crore in the student housing franchise, Youthville. The company started with a 150-bed facility in Pune and aims to have 40,000 beds by 2021. Another local player, The Tribe, has set up a 194-bed facility in Viman Nagar offering purpose-built facilities at 6-month and 12-month packages to match university schedules.

● **Major players:** Stanza Living, Your Space, Oxfordcaps The Tribe, Youthville

● **Areas of presence:** Viman Nagar, Bavdhan, Karve Nagar, Kothrud, Dhankawadi

● **Average rate per bed:** ₹8,000 a month

Bengaluru

Apart from the IT/Tes industry, education also turbocharges Bengaluru's real estate market. According to the HRD Ministry's All India Survey on Higher Education 2018-19, the Bengaluru Urban District tops in the number of colleges with 880.

Every year, the city attracts thousands of local, outstation and expatriate students. In fact, with over 10,000 overseas students, Karnataka has had the highest number of students coming from foreign countries.

Private institutions like M S Ramaiah have now established dedicated student living spaces to cater to the burgeoning demand for student housing here. Manipal Education and Medical Group had earlier launched a chain of branded youth hostels offering 10,000 beds through the independent brand Yoho.

Sensing potential in the city's student housing sector, Wall Street giant Goldman Sachs has acquired a 75% stake in Yoho for ₹350 crore, helping the company expand its footprint and

add another 20,000 rooms. National players like Stanza Living are also betting big on Bengaluru and have plans to provide 5,000 beds to cater to the city's growing population.

● **Major players:** Stanza Living, Oxfordcaps, Campus Students Communities, MSR Living, Yoho, Youthville

● **Areas of presence:** Hebbal, Koramangala, Electronic City, Sudhama Nagar, Basvaanagudi, J P Nagar, Bannerghatta Road, Yelahanka, BEL Road, JC Road

● **Average rate per bed:** Between ₹10,000 and ₹35,000 a month

Delhi-NCR

Home to the country's top colleges and dozens of private educational institutes, Delhi has traditionally attracted students from far and wide. In Kamla Nagar, Vijay Nagar and Hudson Lane in the north campus and Satya Niketan, Anand

Niketan in the south campus, scores of PBSAs have come up across the city. The neighbouring pockets of Noida and Gurgaon have also seen a spurt in private colleges, creating demand for student housing. Sectors 121, 63 and 73 in Noida and Sohna Road in Gurgaon are preferred locations for student housing.

Leading operators Stanza Living and Your Space have been leasing properties from owners and customising them to match student needs. Noida-based Placio offers fully-furnished accommodation in a community-living model, while CoHo dorms has partnered with leading institutions such as Faculty of Management Studies, Indian Institute of Technology and Pearl Academy to provide affordable student accommodation.

Singapore-headquartered Oxfordcaps is prominently present in NCR and now plans to develop dormitory spaces to cater to a wider audience.

● **Major Players:** Stanza Living, Placio, CoHo, Your Space, Oxfordcaps, Nest Away

● **Areas of presence:** Vijay Nagar, Kamla Nagar, Satya Niketan, Hauz

Khas, Noida Sector 121, 63 and 73, Sohna Road

● **Average rate per bed:** Between ₹8,000 and ₹20,000 a month

New emerging centres

Apart from these leading cities, new student housing opportunities are emerging in tier 2 and 3 cities such as Kota, Pilani, Indore, Nagpur and Mesra, which have premier educational institutes. These smaller cities provide more lucrative opportunities to student housing investors due to low land costs and scope for expansion and experiment.

Built-to-suit properties are the future of the student housing segment as they offer the higher yields and returns. According to Anarock data, about \$90 million of capital has been infused into the Indian student housing sector since 2017, indicating high investor interest in the segment.

The National Education Policy is expected to be announced soon, and the Government plans to introduce External Commercial Borrowings and FDI in the sector to open fresh avenues of funding in the future.

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In view Snapshots of Bengaluru's Cuckoo Hostel