

Impact of IT Sector on Residential Growth

Er Mohd Altamash Khan¹, Ar Rakesh Paijwar²

¹PG Student (MURP), Faculty of Architecture & Planning, Dr A.P.J. Abdul Kalam Technical University, Lucknow

²Assistant Professor, Faculty of Architecture & Planning, Dr A.P.J. Abdul Kalam Technical University, Lucknow

Abstract - The rapid expansion of the Information Technology (IT) and IT-enabled Services (ITES) sector has significantly reshaped urban development, particularly influencing residential growth patterns. This study explores how the growth of IT infrastructure drives changes in housing typologies, real estate trends, and supporting urban infrastructure. As cities position themselves as IT hubs, the demand for housing near employment centers intensifies, resulting in varied residential developments and shifts in land use patterns. This research investigates spatial and economic impacts of IT sector expansion on surrounding residential areas, focusing on affordability, accessibility, and infrastructure adequacy. By combining spatial analysis, secondary data review, and case-based observations, the study identifies emerging patterns of urban form and residential clustering around IT corridors. The results suggest that IT-driven development often leads to increased land values, shifts in housing demand, and infrastructural stress, thereby necessitating integrated urban planning approaches. The study concludes with recommendations for promoting balanced urban growth through policies that ensure affordable housing, enhance infrastructure capacity, and support sustainable development in IT-influenced regions.

Key Words: IT Sector, Residential Growth, Housing Typology, real estate dynamics, urban infrastructure, spatial patterns, affordability, urban planning.

1.INTRODUCTION

The IT sector is a driving force behind modern residential growth, influencing everything from smart infrastructure to decentralized living and data-driven planning. This interplay between IT and urban development creates smarter, more sustainable cities with a high demand for residential properties that meet the needs of the digital age.

Historically, industrialization has driven urbanization by creating jobs and economic opportunities. The industrial sector is sub categorized into many other sectors like mining & quarrying, Manufacturing, Software & hardware technologies(IT Sector) etc. As per the records, the industrial sector holds a share of 24.2% in the Indian GDP, of which 11.3% is contributed by IT sector. This shows how crucial the IT sector is, not only to the national economy but also to the transformation of urban spaces.

The IT sector has become a major driver of economic growth and urban development in many cities. As technology companies expand, they often influence patterns of residential development due to changes in employment, income levels, and urban infrastructure.

In summary, this study seeks to fill existing gaps in the literature regarding the direct impact of the IT sector on residential housing demand. It also endeavors to provide a comprehensive framework for understanding the future trajectory of urban development in IT-centric cities.



Fig -1: Sector Overview

1.1 NEED OF THE STUDY

This study aids in the evaluation of the growth pattern and future development guidance for cities with comparable IT sector growth scenarios by policy makers and spatial planners.

A thorough examination is necessary to determine its precise effects on residential development, including shifts in the demand for housing, property values, and urban growth.

Understanding the Dynamics of the Housing Market: I need to examine the ways in which the growth of the IT

sector affects land values, housing prices, and rental markets.

Policy Guidance: The study offers insightful information to help policymakers and spatial planners direct future urban development and solve the issue of IT worker's home affordability.

Filling up the Research Gaps Few research have looked at how the expansion of the IT sector directly affects the demand for residential housing, specifically if IT workers are driving this need. The goal of this study is to close that gap.

1.2 OBJECTIVES

To study the relationship between the growth of the IT sector and residential development.

Identify changes in housing typologies resulting from IT workforce demand.

To evaluate impacts on real estate markets and urban infrastructure.

1.3 SCOPE & LIMITATION

Scope- The connection between the rise of the IT industry and the urbanization of residential regions. It examines changes in housing typologies, built-up areas, land, properties, and rental values with an emphasis on the spatial and structural changes in housing that occur in the 200, 300, and 400-meter range surrounding IT businesses. The study also evaluates housing availability and affordability for IT workers and investigates the broader effects of IT-driven economic activity on residential development.

Limitation- The study does not take into consideration the impact of other businesses and is restricted to a particular region with a concentration of IT companies. In addition, subjectivity could be introduced by the study's dependence on survey data, and long-term effects of urban design might be missed.

2. LITERATURE STUDY

The Urban development, especially residential growth around IT hubs, has been a topic of increasing academic interest. This review summarizes key contributions that inform this study.

R.B. Andrews (1942) in his work *Elements in the Urban-Fringe Pattern* highlights the urban fringe as a dynamic growth zone characterized by mixed-use developments and unregulated land use. Economic shifts, decentralization, and employment hubs drive this expansion, while speculative land development and infrastructure deficiencies pose challenges. This work

underscores the importance of land-use planning and infrastructure development for sustainable urban growth.

Dr. Shobha M. N, Dr. Krishne Gowda, and Prof. Sridhara M. V (2016), in *Cities in Transition*, analyze the impact of the IT industry in Bangalore, identifying how IT-driven growth influences spatial, social, and economic aspects of cities like Bangalore, Hyderabad, and Pune. Key issues include rising land values and housing affordability, making a strong case for strategic housing and urban planning near IT corridors.

Anand, Rashmi Rani (2022), in her study *Issues and Challenges of Real Estate Sector in Urban India*, explores the effects of IT sector expansion and foreign direct investment on real estate. Despite government efforts like the Real Estate Bill and increased FDI, persistent issues such as delayed possession and inadequate infrastructure continue to hinder sustainable housing growth in urban regions.

Juha Talvitie (2003) in *The Impact of ICT on Urban and Regional Planning* emphasizes the transformative role of ICT on spatial development. Changing work practices and location dynamics necessitate updated education and planning policies, highlighting the need for adaptive planning approaches in the information society.

M.R. Narayana (2010) in his work on Bangalore's economic globalization finds that the ICT sector has propelled Bangalore's urban and economic growth. The study calls for future infrastructure improvements to sustain this development, noting the need for inclusive policies that also address informal ICT sectors.

Christine Whitehead et al. (2005) in their pilot study *Understanding the Local Impact of New Residential Development* reveal that new housing initially disrupts local property values but ultimately contributes to price growth and market integration. Factors like site location, development scale, and land-use history are critical in shaping the long-term impact.

These studies collectively underline the multidimensional influence of the IT sector on urban form, housing dynamics, and planning strategies. They also point toward the necessity of affordable housing policies, infrastructure planning, and regulatory frameworks to manage IT-induced urban transformation effectively.

2.1 IT Sector Growth and Urban Development

The IT sector has emerged as a major driver of urban growth, shaping the spatial organization of cities through the development of IT parks and associated infrastructure. Kumar et al. (2021) note that cities like Bengaluru, Hyderabad, and Pune have become IT hubs, attracting a

growing workforce and necessitating integrated residential and commercial zones. McKinsey Global Institute (2016) highlights that this sector-led urbanization often results in mixed-use developments designed to improve livability by reducing commute times.

2.2 Housing Market Dynamics in IT Hubs

IT sector expansion has significantly altered housing markets. Knight Frank (2023) reports a sharp rise in property values near IT parks, often pricing out middle-income households. In Hyderabad, luxury housing dominates areas like HITEC City, while affordable options are pushed to peripheral zones such as Kompally and Medchal. According to JLL (2022), there is a growing preference for gated communities and mid-to-high-end residential developments, leading to a decline in affordable housing supply.

2.3 Urban Infrastructure and Connectivity

Infrastructure development is critical to support IT-driven urbanization. Patel and Singh (2020) emphasize the role of transport networks like the Outer Ring Road and Hyderabad Metro in linking IT hubs with residential areas, facilitating real estate growth in outer zones. Eco-friendly IT developments such as Ascendas in HITEC City showcase sustainable planning practices that cater to both global firms and green-conscious residents.

2.4 Socio-Economic Impacts of IT Sector Growth

The IT sector's expansion has deepened socio-economic divides. Chakraborty and Gupta (2018) observe that rising property prices displace lower-income populations, contributing to urban polarization. In Hyderabad, luxury housing supply continues to grow while demand-supply mismatches persist in the affordable segment, often forcing low-income households to relocate to distant suburbs lacking essential urban services.

3. INFERENCES FROM LITERATURE REVIEW

Based on the comprehensive literature review, several key inferences have been drawn that illustrate the multifaceted impact of IT sector growth on urban housing and development:

3.1 Influence of IT Sector on Housing Patterns

The establishment of IT hubs has a direct correlation with the transformation of urban housing typologies. The demand from IT professionals has led to the proliferation of mixed-use developments, gated communities, and high-density residential zones in close proximity to IT corridors.

3.2 Real Estate Dynamics Near IT Hubs

Proximity to IT parks significantly escalates land and property values due to the desire for reduced commute times and access to modern amenities. Case studies from HITEC City (Hyderabad) and Whitefield (Bengaluru) exemplify how IT presence stimulates exponential real estate growth.

3.3 Housing Affordability and Socio-Spatial Segregation

While the IT sector fosters economic development, it often exacerbates housing affordability issues. The surge in property prices within IT-centric regions contributes to the displacement of middle- and lower-income groups, pushing them to less accessible peripheral zones.

3.4 Lessons from Established IT Cities

Urban areas like Hyderabad, Bengaluru, and Pune provide successful examples of how strategic planning and zoning can integrate IT and residential growth. These cases underscore the role of proactive governance in achieving balanced and sustainable urban development.

3.5 Urban Planning and Infrastructure Strain

Rapid, IT-induced urbanization can result in unregulated expansion, infrastructure overload, and environmental degradation. Literature emphasizes the necessity for sustainable and resilient planning approaches that mitigate these risks.

3.6 Socio-Cultural Transformation

The influx of a cosmopolitan IT workforce reshapes the socio-cultural fabric of cities. While this transition promotes modern lifestyles, it can also lead to the erosion of traditional housing forms and the displacement of cultural heritage.

4. CASE STUDY: BENGALURU – THE IT HUB AND ITS URBAN TRANSFORMATION

4.1 Introduction

Bengaluru, India's "Silicon Valley," exemplifies how rapid IT sector growth transforms urban housing dynamics. The city's evolution into a leading tech hub has significantly influenced its spatial structure, residential development, and affordability, offering a valuable case for examining the interplay between IT expansion and urban growth.

4.2 Background: IT Growth in Bengaluru

Bengaluru's rise as an IT powerhouse began in the 1990s with firms like Infosys, Wipro, and IBM establishing major

operations. The subsequent emergence of tech clusters such as Electronic City and Whitefield led to an influx of skilled professionals, driving demand for housing and catalyzing large-scale urban expansion.

4.3 Impact on Residential Development

The demand for proximity to workplaces has spurred the development of new residential nodes around IT hubs. Areas like Whitefield, Sarjapur, and Outer Ring Road have experienced significant real estate growth, hosting a mix of luxury apartments and mid-income housing. This shift reflects a response to the evolving preferences of the IT workforce.

4.4 Key Drivers of Residential Growth

- **Proximity to Employment Nodes:** Preference for reduced commute times has fueled the growth of gated communities and integrated townships near IT parks.
- **Infrastructure Development:** Road networks, metro connectivity, and public utilities have supported the expansion of suburbs into livable urban zones.
- **Land Price Escalation:** Increased demand has led to rising land and property values, especially near tech corridors, contributing to gentrification and reduced affordability.
- **Shift in Housing Typology:** Developers are increasingly delivering high-rise apartments with modern amenities to cater to upwardly mobile IT professionals.

4.5 ITPL Whitefield: An IT Park as a Self-Contained City

The International Tech Park Bangalore (ITPL), located in Whitefield, represents a microcosm of integrated development. Originally a small settlement, Whitefield transformed into a vibrant tech district, highlighting the self-sustaining nature of major IT parks. ITPL incorporates workspaces, housing, retail, and recreational facilities, reflecting how such parks influence urban ecosystems and catalyze planned urbanization.

4.6 Emerging Challenges

Housing Affordability: Escalating property prices around IT hubs have marginalized low-income populations, pushing them to peripheral locations with limited infrastructure.

Infrastructure Stress: Rapid development has strained existing infrastructure, leading to congestion, waste management issues, and uneven service delivery.

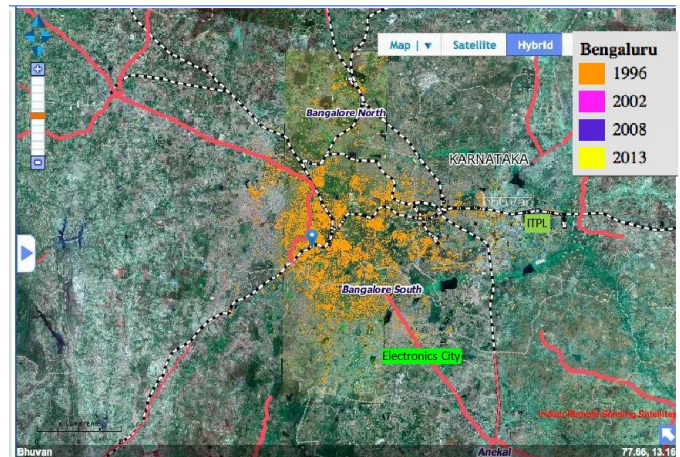


Fig -2: Urban Growth and IT parks in Bangalore -1996

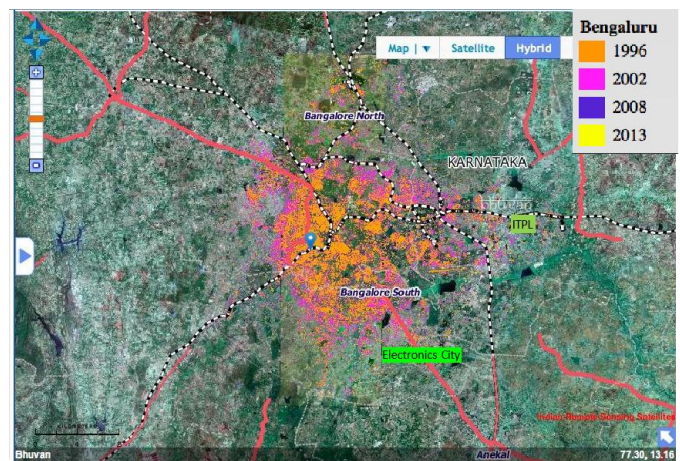


Fig -3: Urban Growth and IT parks in Bangalore -2002

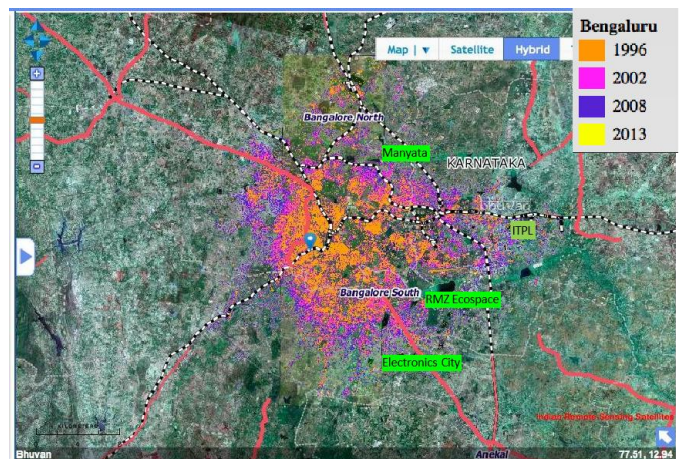


Fig -4: Urban Growth and IT parks in Bangalore -2008

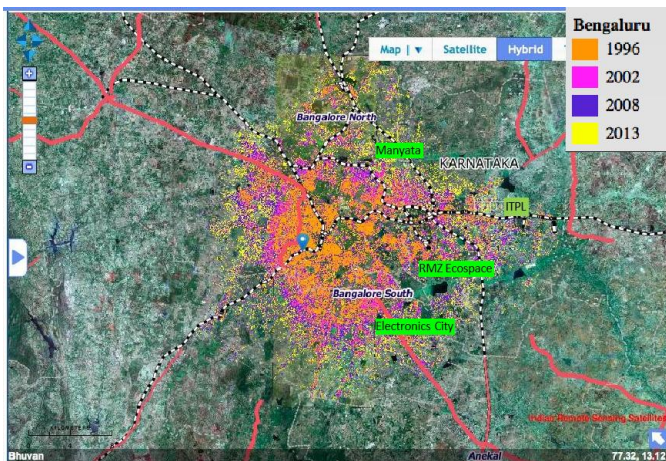


Fig -5: Urban Growth and IT parks in Bangalore -2013

Urban Infra structure	<ul style="list-style-type: none"> ● Development of transport networks (roads, public transit) ● Housing development and utilities provision ● Integration of IT parks into urban infrastructure
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4.7 Key Findings

IT sector growth has directly driven residential development, especially in East and South Bengaluru.

Proximity to IT hubs remains a primary factor influencing housing demand and pricing.

The emergence of premium residential segments reflects the increasing affluence of the tech workforce.

Infrastructure investments, such as metro expansions, reinforce the interdependence between IT-driven employment nodes and residential choice.

4.8 Implications for Urban Planning

Bengaluru’s trajectory underscores the need for integrated urban planning approaches that balance economic growth with housing inclusivity. Future policies must prioritize:

- Affordable housing near employment hubs.
- Phased infrastructure development.
- Strategic zoning to manage land value escalation.
- Inclusionary housing to mitigate socio-spatial segregation.

4.9 Inferences & Conclusion

The case of Bengaluru illustrates both the positive and negative impacts of IT-driven urban growth on residential development. On the one hand, the IT sector has driven economic growth and infrastructure development, leading to more housing opportunities. On the other hand, it has exacerbated affordability issues for lower-income groups. Future urban planning policies in Bengaluru should focus on creating affordable housing options and improving infrastructure to accommodate the growing population while maintaining a balance between economic growth and social equity.

Table -1: Component and Parameters

Component	Parameters
Urban Growth	<ul style="list-style-type: none"> ● Increase in land value due to proximity to IT parks ● Expansion of housing and commercial properties ● Development of related industries (e.g., real estate, retail)
Social Sustainability	<ul style="list-style-type: none"> ● “Walk-to-work” infrastructure ● Availability of local amenities (schools, health centers) ● Community integration and quality of life
Economic Factors	<ul style="list-style-type: none"> ● Impact on local and regional economy (GDP, employment) ● Attraction of investment and technological innovation ● Development of supporting industries
Government Policies and Planning	<ul style="list-style-type: none"> ● Government incentives (subsidies, tax breaks) ● Urban zoning regulations ● Long-term sustainability goals in urban planning

5. CASE STUDY: HYDERABAD - THE IT SECTOR AND ITS IMPACT ON RESIDENTIAL GROWTH

5.1 Introduction

Hyderabad, particularly HITEC City and the Financial District, exemplifies how IT sector development can drastically alter urban form and residential growth. With the establishment of large-scale IT parks such as Ascendas IT Park, DLF Cyber City, and Raheja Mindspace, Hyderabad has emerged as a premier IT destination in India. These developments have significantly contributed to the city’s real estate boom, particularly in West Hyderabad.

Attributes of the Case Study Area:

Location: HITEC City and Financial District (West Hyderabad)

Key IT Parks: HITEC City, housing IT giants such as Infosys, Wipro, Deloitte, and Microsoft

Residential Growth Hotspots: Gachibowli, Kondapur, Manikonda, Tellapur

5.2 Background: Growth of the IT Sector in Hyderabad

Once known for its cultural and historical heritage, Hyderabad has redefined its urban identity over the past two decades. The development of HITEC City (Hyderabad Information Technology Engineering Consultancy City), along with other IT parks such as Ascendas IT Park, DLF Cyber City, and Raheja Mindspace, has positioned the city as a global IT destination. HITEC City houses firms such as Microsoft, Google, Infosys, Wipro, and Amazon. Its rise catalyzed urban expansion into previously peripheral areas like Gachibowli, Kondapur, and Manikonda.

Table -2: Top 10 fastest-growing cities in the world, 2019-35

Top 10 fastest-growing cities in the world, 2019-35				
Rank	Growth (%/yr, 2019-35)	City	GDP 2018 (\$ billion, constant 2018 prices)	GDP 2035 (\$ billion, constant 2018 prices)
1	9.17	Surat	28.5	126.8
2	8.58	Agra	3.9	15.6
3	8.50	Bengaluru	70.8	283.3
4	8.47	Hyderabad	50.6	201.4
5	8.41	Nagpur	12.3	48.6
6	8.36	Tiruppur	4.3	17.0
7	8.33	Rajkot	6.8	26.7
8	8.29	Tiruchirappalli	4.9	19.0
9	8.17	Chennai	36.0	136.8
10	8.16	Vijayawada	5.6	21.3

Source: Oxford Economics

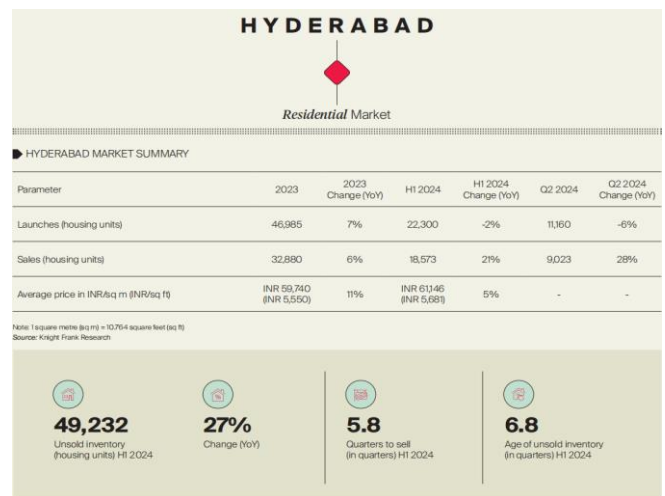
5.3 Impact of the IT Sector on Residential Development

- a. Residential Demand Surge:** The influx of professionals seeking proximity to workplaces significantly increased housing demand within 5–10 km of HITEC City and the Financial District.
- b. Emergence of New Residential Nodes:** Neighborhoods like Gachibowli, Tellapur, and Madhapur have become prime real estate destinations, attracting both premium and affordable housing developers.
- c. Luxury Housing Proliferation:** Developers launched gated communities and high-rise apartments offering amenities targeted at high-income IT professionals.
- d. Affordable Housing Trends:** Peripheral zones such as Narsingi and Kompally have witnessed growth in budget housing to serve lower and middle-income groups.

5.4 Housing Typologies and Real Estate Dynamics

- a. Predominantly High-Rise Living:** Residential construction is characterized by vertical development—gated communities, apartments, and townships.
- b. Luxury Segment Growth:** Homes priced above INR 10 million accounted for 62% of total housing sales in Q2 2024, up from 45% in H1 2023.
- c. Affordable Housing Gap:** Though affordable housing exists, rising land values are pushing such developments further from IT zones, increasing commute times.
- d. Real Estate Trends:** The real estate market in West Hyderabad remains robust, with year-on-year (YoY) residential sales increasing by 21% in H1 2024 and by 28% in Q2 2024. West Hyderabad alone accounts for 62% of total citywide sales.

Table -3: Hyderabad's Residential Market and the Influence of IT Sector Growth



5.5 Infrastructure and Urban Growth

- a. Connectivity Enhancements:** Proximity to the Outer Ring Road (ORR), ongoing metro rail expansion, and improved arterial roads have supported urban expansion.
- b. Planned Development:** Upcoming projects like the Regional Ring Road aim to integrate peripheral areas, allowing more organized growth and better housing distribution.
- c. Lifestyle Urbanism:** The rise in disposable income among IT professionals has spurred demand for lifestyle-centric housing with features like clubhouses, co-working spaces, and recreational amenities.

5.6 Socio-Economic & Environmental Implications

- a. **Affordability Issues:** Rising property prices have made housing in central IT districts inaccessible to non-IT workers and lower-income households, increasing socio-spatial segregation.
- b. **Gentrification:** Traditional communities in proximity to HITEC City are being displaced by high-income earners.
- c. **Infrastructure Strain:** Overburdened transport systems and utilities reflect a lag between residential growth and infrastructure provisioning.
- d. **Environmental Concerns:** Rapid development has contributed to the loss of green cover and challenges in solid waste management and water supply.

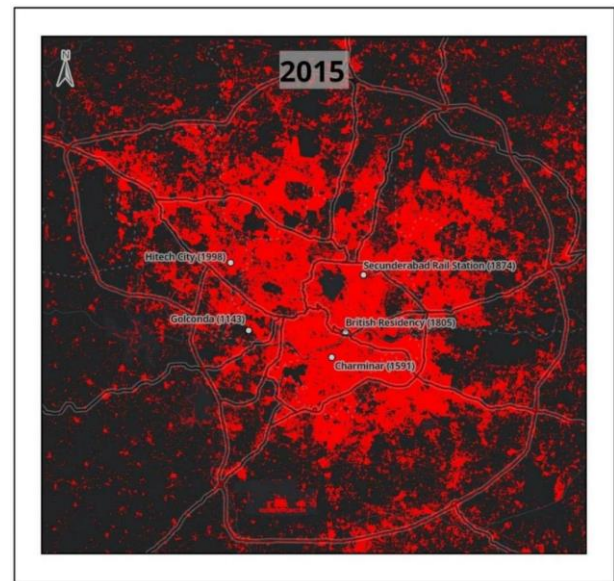


Fig -8: Hyderabad urban built-up extent in 2015

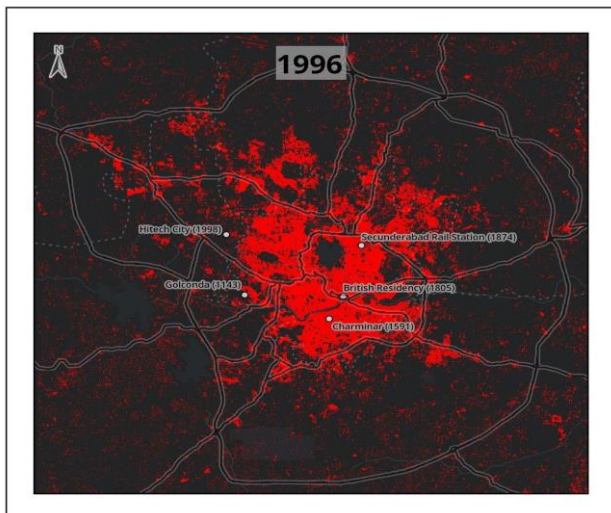


Fig -6: Hyderabad urban built-up extent in 1996

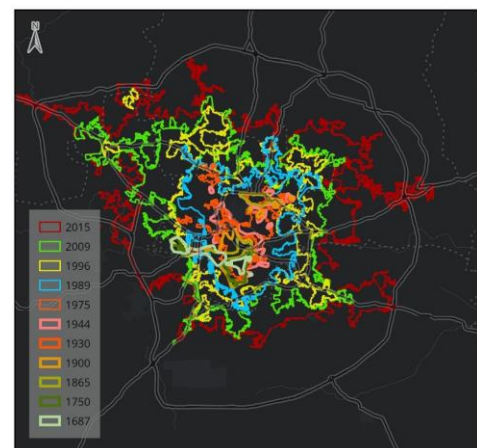


Fig -9: Hyderabad urban growth map from 1687-2015

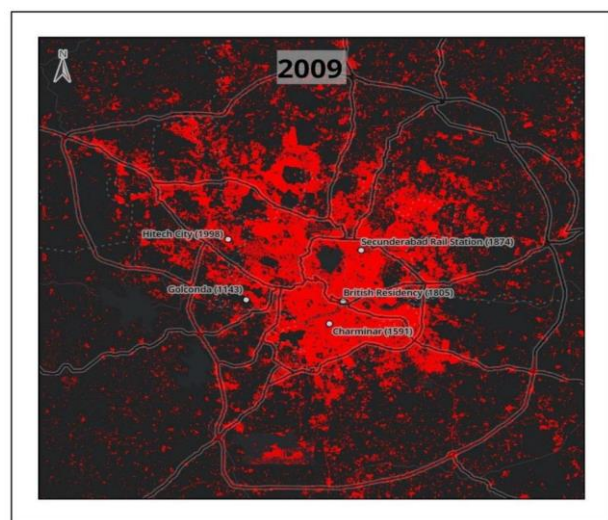


Fig -7: Hyderabad urban built-up extent in 2009

5.7 Identified Gaps and Challenges

- a. **Unplanned Sprawl:** Weak enforcement of the 2020 Hyderabad Master Plan has led to irregular urban expansion without integrated infrastructure.
- b. **Affordable Housing Deficit:** There remains limited emphasis on affordable housing, despite strong demand from service workers and middle-income households.
- c. **Unsold Inventory:** The premium housing segment continues to expand, while unsold inventory builds up in the affordable segment due to location and access issues.

5.8 Key Findings

- a. The IT sector has been the principal driver of residential development in West Hyderabad, with direct influence on location, typology, and pricing of housing.
- b. There is a clear shift toward premium housing, reflecting the financial capacity of the IT workforce.
- c. While robust infrastructure has enabled rapid urban growth, housing affordability and sustainability remain pressing challenges.
- d. Real estate markets in West Hyderabad exhibit high correlation with the concentration of IT firms, indicating a spatial dependency of housing growth on IT corridors.

Table -4: Residential Growth Analysis 2018-23

Residential Growth Analysis (2018-2023)

Source: Urban Development Authority, Real Estate Registry, Housing Board Data

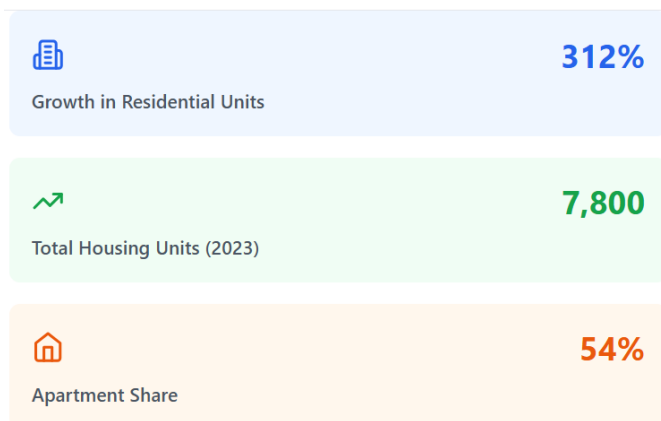


Table -5: Parameters & impact

Parameters	Impact
Demographic and Socioeconomic	Spatial
Population	Haphazard development
Workforce	Land conversion
Residential Demand	Building height increases
Occupational structure	Encroachments
Housing profile	Illegal constructions
Spatial	Economy
Land use change	Demand of land

Direction of growth	Speculation of land value
Built-up change	New economic activities
Land value change	Infrastructure
Physical infrastructure	Infrastructure of land increases
Social infrastructure	Water logging
Land holding size	Gaps in infrastructure facility

5.9 Inferences & Conclusion

The case of Hyderabad demonstrates that the IT sector is a powerful force shaping urban growth. IT hubs like HITEC City have significantly influenced residential development, pushing up demand and reshaping housing typologies. However, the growth is uneven, with luxury housing dominating and affordable segments lagging behind.

While Hyderabad has witnessed improvements in infrastructure and economic growth, challenges such as socio-spatial segregation, environmental degradation, and unsustainable urban expansion persist.

For sustainable urban growth, it is essential to:

- a. Strengthen affordable housing initiatives
- b. Promote sustainable urban infrastructure
- c. Integrate IT parks within broader city development frameworks
- d. These efforts will ensure that the benefits of IT-led urbanization are equitable, inclusive, and sustainable, aligning with long-term urban planning goals.

6. CONCLUSION

The expansion of the IT sector in cities like Bangalore and Hyderabad has significantly reshaped urban development patterns, particularly influencing residential growth near IT hubs. Proximity to IT parks has led to increased housing demand, spurring the rise of high-rise apartments, gated communities, and premium housing typologies, while pushing affordable housing to peripheral zones, causing socio-spatial divides. Real estate prices have surged, driven by the affluence of IT professionals, resulting in urban gentrification and affordability concerns for non-IT workers. Additionally, infrastructure development such as metro networks and roadways has supported this growth, though often strained by rapid urbanization. The resultant socio-economic polarization and environmental impacts highlight the urgent need for policy interventions promoting affordable housing, balanced growth, and sustainable urban planning.

The IT sector has emerged as a major driver of urban transformation, reshaping residential growth and socio-economic structures in cities like Bangalore and Hyderabad. The proliferation of IT hubs has fueled demand for high-end housing near workplaces, increasing property values and displacing affordable housing to peripheral areas, thus creating socio-spatial disparities. While infrastructure improvements like metro connectivity and road networks have supported this growth, they also face strain due to rapid urbanization. Environmental degradation and resource pressure further underline the need for sustainable urban planning. To ensure inclusive and balanced development, comprehensive policy frameworks must prioritize affordable housing, infrastructure resilience, and ecological sustainability. This study underscores the pivotal role of IT in urban dynamics and offers valuable insights for future planning in emerging tech-driven urban centers.

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