

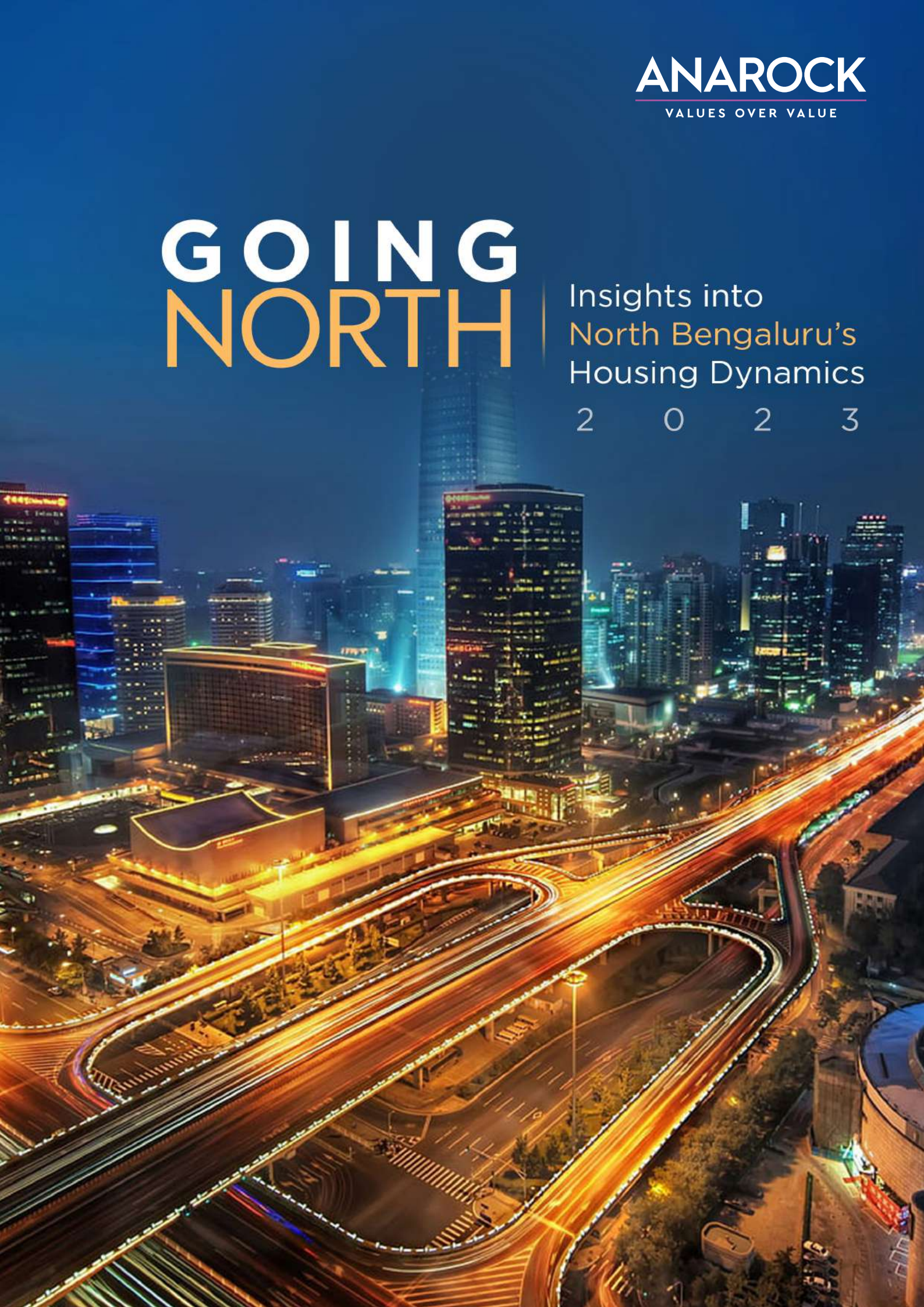
**ANAROCK**

VALUES OVER VALUE

# GOING NORTH

Insights into  
North Bengaluru's  
Housing Dynamics

2 0 2 3



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## FOREWORD

As the world continues to evolve, the importance of a safe and comfortable home has become increasingly apparent. In this fast-paced world, we all need a place to call our own, a space that reflects our personalities and provides us with a sense of security and belonging. Real estate plays a crucial role in fulfilling this basic human need, providing people with the opportunity to build their dream homes and create a comfortable, welcoming environment for themselves and their loved ones.

The Indian real estate market has undergone a significant transformation over the past decade, emerging as one of the fastest-growing sectors and the second highest employment generators after the agriculture sector in the country. Driven by a rising middle class population, rapid urbanization, and government reforms, the market has witnessed tremendous growth and innovation. The residential real estate sector, in particular, has witnessed significant growth in recent years.

One of the cities that has witnessed remarkable growth in the real estate sector is Bengaluru, the capital of Karnataka. Bengaluru has emerged as a hub for the IT and technology sectors, with numerous global companies setting up their operations in the city. This has led to a surge in demand for housing, both from local residents and from the influx of people moving to the city for work. As a result, the real estate market in Bengaluru has been thriving, with new residential and commercial projects cropping up across the city. Moreover, the city's unique combination of a thriving economy, world-class infrastructure, and an excellent quality of life has made it a top choice for both businesses and individuals looking to invest in real estate.

In this report, we will be focusing on the residential real estate market in North Bengaluru, one of the promising residential real estate destinations in the city. North Bengaluru is a region that encompasses areas such as Yelahanka, Hebbal, Jakkur, and many others, and has seen a significant uptick in real estate activity in recent times. The region has undergone significant development in recent years, with the construction of new flyovers, underpasses, metro stations amongst others.

But North Bengaluru is much more than just a collection of infrastructure projects. It is a vibrant and diverse region with a rich cultural heritage and a strong sense of community. The region offers a wide range of housing options, catering to the diverse needs and preferences of homebuyers.

The report - **Going North** provides a comprehensive analysis of the various factors driving the growth of the real estate market in North Bengaluru, including its strategic location, excellent connectivity, and expanding infrastructure. It covers a range of topics, including the key residential micro markets in North Bengaluru, the current state of the micro markets, trends in property prices, the types of properties available, and the key factors driving housing demand.

As the city continues to grow and attract more people, North Bengaluru is expected to witness significant demand for housing. This report aims to provide insights and information to help homebuyers and investors make informed decisions about the residential real estate market in North Bengaluru. We hope that you find this report insightful and informative.



**PRASHANT THAKUR**  
Sr. Director & Head of Research

## ABOUT NORTH BENGALURU

Most significant civilizations in history started near riverbanks or coastlines. However, in modern times, there is a shift in the factors that draw people to settle in a region. The physical infrastructure and potential for employment opportunities are playing a major role. India's 'Silicon Valley' or 'Garden City' of Bengaluru exemplifies this phenomenon like other major cities. Bengaluru, which was defined by petes and cantonments, underwent rapid expansion in the east and south directions of the city in the late 1990s, fueled by the IT boom and construction of the Outer Ring Road. This expansion resulted in the urbanization of many villages and North Bengaluru has become an important part of this expansion.

## EVOLUTION OF NORTH BENGALURU

North Bengaluru has evolved rapidly over the past few decades and has emerged as a key economic and residential hub in the city. Here's a brief overview of the evolution of North Bengaluru:

**Pre-2000:** North Bengaluru was primarily an industrial area, with companies like BEL, BHEL, and HMT setting up their manufacturing units here. Real estate development in the region was limited, with only a few residential projects being launched.

**2005:** Construction of Kempegowda International Airport (as an alternative to HAL Airport at Domlur – the primary commercial airport serving the city) began in July 2005 in Devanahalli, in the northern part of Bengaluru.

**2006:** Embassy Manyata Business Park, one of the largest business parks in the country was inaugurated at Nagawara. It is an SEZ and business zone spread across 110 acres, with a potential built-up area of 18.5 million sqft of which 11 million is operational and 1 million is underway.

**2008:** Kempegowda International Airport was inaugurated, which provided the initial impetus for the development of the North Bengaluru region.

**2011-2015:** North Bengaluru witnessed rapid growth in terms of real estate development, with many prominent developers launching residential projects in areas like Hebbal, Yelahanka, and Thanisandra Main Road. The demand for housing was driven by the presence of IT parks like Manyata Tech Park and Kirloskar Business Park, which attracted a large number of IT professionals to the region.

**2016-2020:** North Bengaluru continued to grow at a steady pace, with many new residential projects being launched in areas like Devanahalli and Hennur Road. The region also witnessed the development of many commercial projects, including shopping malls and office spaces.

**2021-Present:** North Bengaluru is now considered one of the most promising real estate markets in Bengaluru, with numerous new projects being launched in the region. The region is also witnessing the development of many infrastructure projects, including the Bengaluru Metro's Airport Line, which will connect the Kempegowda International Airport to the city center. The recent inauguration of Terminal 2 of the Kempegowda International airport is expected to further boost real estate growth.

## ADVANTAGE NORTH BENGALURU



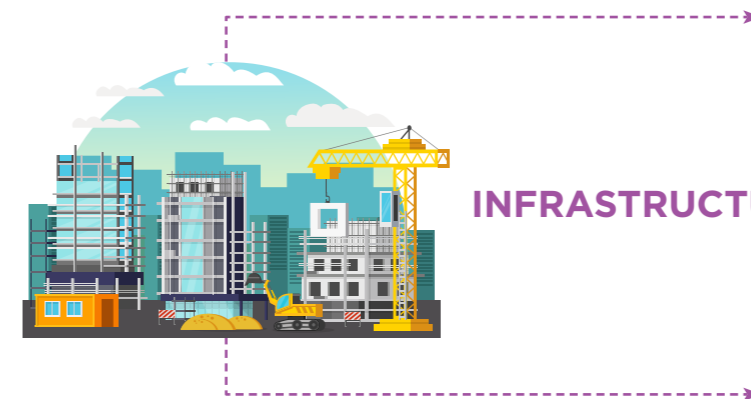
### BUSINESS ACTIVITY

Industrial

Manufacturing  
Hardware

Commercial Office  
Space

IT Sector  
Non-IT Sector Start-ups



### INFRASTRUCTURE

Physical

Excellent connectivity  
Basic utilities

Social

Education  
Healthcare Entertainment



### MISCELLANEOUS

End-user driven market  
High talent pool  
Improving disposable income  
Availability of land bank  
Good investment environment

## BIG INFRASTRUCTURE PUSH

Infrastructure Underway/Proposed	Description
<b>Aerotropolis-Airport City</b>	Bengaluru International Airport Area Planning Authority (BIAAPA) region, which currently employs around 35,000 people, is fast developing as India's first aerotropolis development with high demand for satellite offices as well as residential units. By 2030, when fully developed, this area alone would employ around 2,50,000 people.
<b>Atal Bihari Vajpayee Udyan</b>	Atal Bihari Vajpayee Udyan is a 320-acre multi-purpose park proposed at Jarakabande, Yelahanka on the model of Lalbagh.
<b>Bellary Road (Widening)</b>	Bellary Road (NH 7) is getting widened to 8 lane and is expected to sustain higher traffic due to airport expansion and the growing real estate developments on either sides of the NH 7.
<b>Bengaluru Aerospace Park</b>	Bengaluru Aerospace Park is a specialized aerospace and aviation industry park located in Devanahalli. The park is spread over an area of approx. 950 acres and has become a hub for many global aerospace companies, including Airbus, Boeing, and Rolls Royce. About 250 acres of the land will be earmarked for a special economic zone (SEZ) in the aerospace hub. The park has also attracted several Indian aerospace companies, such as HAL, BEML, and BEL, who have set up manufacturing and research facilities.
<b>Bengaluru Signature Business Park</b>	Karnataka State Industrial Investment & Development Corporation Limited (KSIIDC), at the behest of Government of Karnataka (GoK) is developing a 407-acre Bengaluru Signature Business Park adjacent to Kempegowda International Airport and will rival Gujarat's International Finance Tec-City. The park will comprise of Bengaluru International Convention Centre, Media Centre, Cultural Museum, Corporate tower (Business District) & High-Street Retail.
<b>Bengaluru Suburban Rail Project (BSRP)</b>	Bengaluru Suburban Rail Project's Corridor 1 (Sampige line) is an upcoming 42-km commuter rail network that links KSR Bengaluru to Devanahalli. The project is being implemented by Rail Infrastructure Development Company (Karnataka) Limited (K-RIDE) with a deadline of 2026.
<b>Bengaluru Turf Club</b>	With an investment of INR 350 Cr, Karnataka government has proposed to shift the Bengaluru Turf Club from heart of the city to Chikkajala in Devanahalli

Infrastructure Underway/Proposed	Description
<b>BIAL Information Technology Investment Region (ITIR)</b>	BIAL Information Technology Investment Region (ITIR) is a 12,000-acre project proposed at Devanahalli, designed to create a state-of-the-art technology hub and a thriving business ecosystem for IT companies and related industries. ITIR would be specifically delineated investment region which may include Special Economic Zones, Industrial Parks, Export oriented units, Free trade and Warehousing zones
<b>Devanahalli to Kolar (SH 9) Road</b>	Devanahalli to Kolar (SH 9) via Vijayapura and Vemagal is an upcoming project being executed by Karnataka Road Development Corporation (KRDCL). The road connects the northern peripheral markets of Bengaluru with the east peripheral markets to improve connectivity and alleviate traffic congestion in the city.
<b>Disney Land Theme Park</b>	Department of Tourism is looking to boost Karnataka tourism industry by initiating over 1,000 acre of land for a large, multi-attraction, integrated theme park on the lines of Disneyland.
<b>Global Financial District</b>	Spread over 150 acres and an investment of about INR 1,000 Cr, the global financial district would provide specialized services for banks, insurance companies, stock exchanges and other players in the financial services sector. The district will also house a residential township for the employees of the institutions.
<b>Kempe Gowda Garden</b>	A Cubbon Park-like green environment is proposed on land spread across the villages of Bettahalasur, Sondappanahalli, and Kadiganahalli near Yelahanka over an area of 184 acres.
<b>Medical Tourism Hub</b>	Karnataka State Tourism Development Corporation (KSTDC) plans to develop a dedicated medical hub on 300 acres of land for tourists and domestic hi-fliers, as per its 10-year tourism master plan, in coordination with city-based private hospitals, and Ayurvedic and naturopathy centres
<b>Namma Metro Phase 2B</b>	Namma Metro Phase 2B is an ongoing extension of the Namma Metro, which will connect Krishnarajapura to Kempegowda International Airport (KIAL) in Devanahalli. The Phase 2B of Blue line is expected to cover a distance of approximately 37 km and will have 17 stations. It aims to provide a reliable, safe, and efficient mode of transportation for commuters and reduce traffic congestion

## BIG INFRASTRUCTURE PUSH

Infrastructure Underway/Proposed	Description
<b>Peripheral Ring Road (PRR)</b>	<p>The upcoming 73.5 km Peripheral Ring Road is a major infrastructure project that connects Tumakuru and Hosur roads via Hesaraghatta Road, Doddaballapur Road, Ballari Road, Hennur Road, Old Madras Road, Hoskote Road, and Sarjapur Road. The ring road is expected to provide a boost to the local economy by improving connectivity and promoting development along its route.</p>
<b>Satellite Town Ring Road (STRR)</b>	<p>The 280-km long Satellite Town Ring Road (STRR) is an under construction 4-6 lane access-controlled expressway under Bharatmala Pariyojna. It connects 12 towns (Dobbasapete, Doddaballapura, Devanahalli, Sulibele, Hoskote, Sarjapura, Attibele, Anekal, Tattakere, Kanakapura, Ramanagara and Magadi) in Bengaluru's peripheries. These towns are intended to be developed as satellite towns to provide alternate economic centres around Bengaluru</p>
<b>Startup Park</b>	<p>A state-of-the-art startup park at a cost of INR 30 Cr is envisioned as a hub and incubator for aspiring entrepreneurs from various parts of the state and is proposed near Kempegowda International Airport. The park is expected to boost the growth of at least 25,000 startups in the coming years and will provide a plug-and-play facility with a complete ecosystem for developing prototype solutions and market-ready scalable products, which is in line with the state government's vision of building a \$300-billion digital economy by 2025.</p>



# NORTH BENGALURU HOUSING SNAPSHOT



**LAUNCHES**  
**77,500**  
Units

**25%**  
Share in Bengaluru



**SALES**  
**63,800**  
Units

**25%**  
Share in Bengaluru



**AVAILABLE INVENTORY**  
**13,700**  
Units

**24%**  
Share in Bengaluru

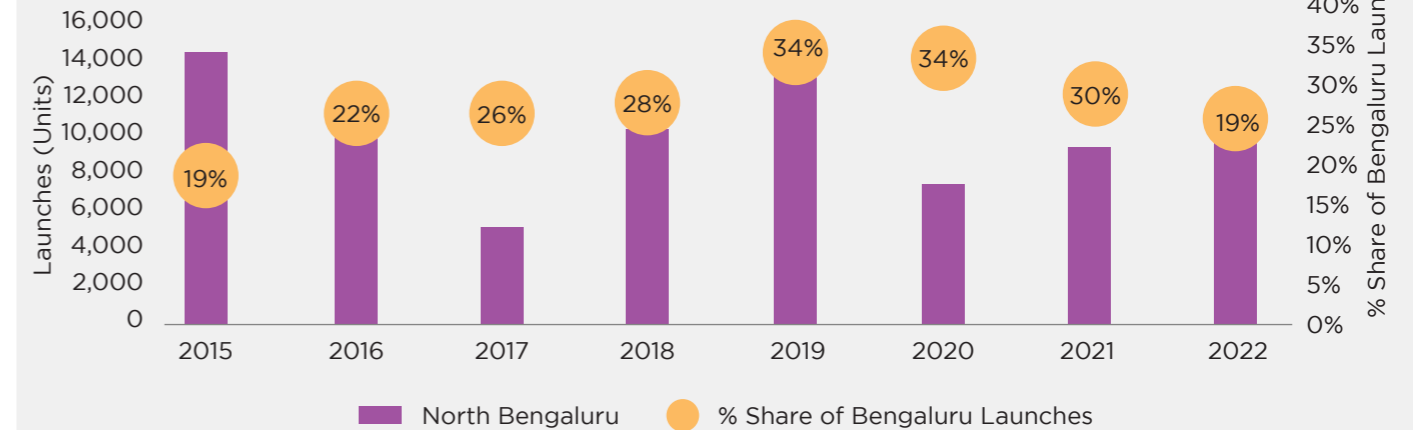
**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED BASE SELLING PRICE**  
**₹ 5,510/sf**

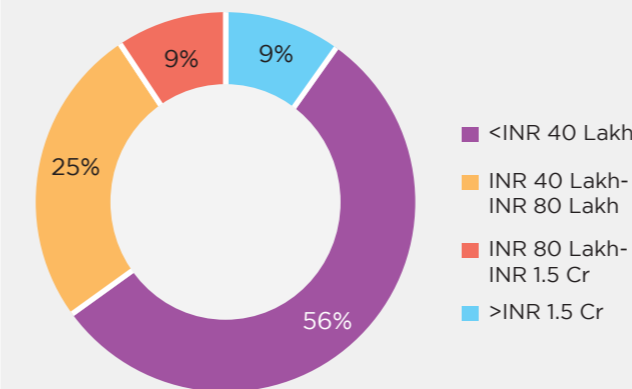
**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

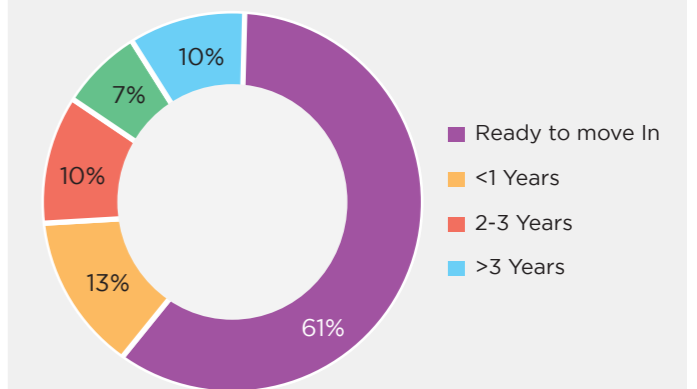
## LAUNCHES - NORTH BENGALURU



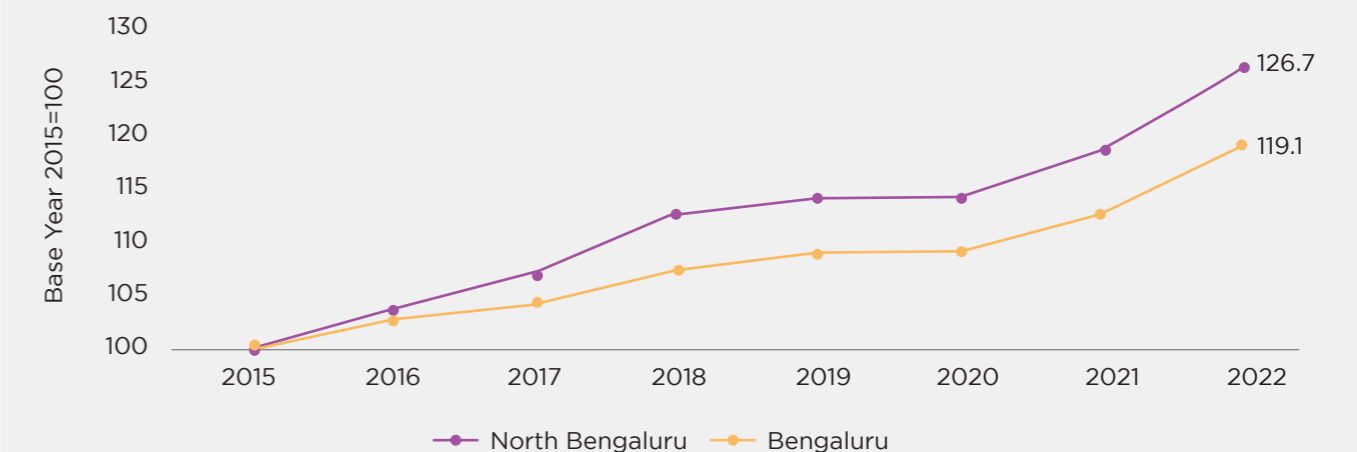
## BUDGET SEGMENTATION - LAUNCHES



## BUDGET SEGMENTATION - LAUNCHES



## HOUSING PRICE INDEX



# NORTH BENGALURU

## KEY RESIDENTIAL MICRO MARKETS MAPPED



## NORTH BENGALURU - KEY RESIDENTIAL MICRO MARKETS HOUSING SNAPSHOT



LAUNCHES  
**70,300**  
Units

**91%**  
Share in North Bengaluru



SALES  
**57,900**  
Units

**91%**  
Share in North Bengaluru



AVAILABLE INVENTORY  
**12,400**  
Units

**90%**  
Share in North Bengaluru

North Bengaluru has established itself as a formidable force in the residential real estate market, thanks to its well-developed infrastructure and impressive growth potential. With a thriving economy and a host of amenities, the region has become a sought-after destination for investors looking to capitalize on the city's upward trajectory.

While the northern region as a whole presents a significant market opportunity, several micro-markets have emerged as the preferred residential destination for discerning investors and buyers. These markets have seen an explosive surge in demand, driven by factors such as improved connectivity, proximity to major employment hubs, and high-quality social infrastructure. Based on the current housing trends, seven of the most promising micro-markets in North are analyzed for better understanding of the investment potential that lies within this thriving region.

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022.
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022.
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress.

Micro Market	Locality	Established Vs Rising Locality
Bagalur	Bagalur	Rising
	Kattigenahalli	Rising
Devanahalli	Devanahalli	Rising
	International Airport Road	Rising
	IVC Road	Rising
Hebbal	Shettigere	Rising
	Hebbal	Established
	Sahakar Nagar	Established
Hennur Road	Kempepura	Established
	Kodigehalli	Established
	Hennur Road	Established
	Chikkagubbi	Rising
Jakkur	Hennur-Bagalur Road	Rising
	Kothnur	Established
	Jakkur	Established
Thanisandra Main Road	Amruthahalli	Established
	Thanisandra	Established
	Rachenahalli	Established
	Chokkanahalli	Rising
Yelahanka	Bellahalli	Rising
	Yelahanka	Established
	Kogilu	Rising
	Yelahanka New Town	Established
	Doddaballapur Road	Rising

# BAGALUR

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**9,500**  
Units

**12%**  
Share in North Bengaluru



**SALES**  
**7,300**  
Units

**11%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**2,300**  
Units

**17%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED  
BASE SELLING PRICE**  
**₹ 5,003 /sf**

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
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Located in the northern part of Bengaluru, Bagalur has seen remarkable growth in residential real estate. The micro market has been evolving from being a sleepy suburb to a bustling market with a plethora of residential properties, catering to a diverse range of homebuyers.

Bagalur is situated in close proximity to major IT hubs such as Manyata and Kirloskar Tech Parks, which have attracted many professionals to the market. The micro market is well-connected to other parts of Bengaluru through several highways and roads, making it an ideal location for those who need to commute for work. Developers have utilized this opportunity to build residential properties to cater to the needs of the growing population of IT professionals and others who were looking for affordable housing options.

Furthermore, Bagalur has a range of amenities and facilities that makes it an attractive place to live. It boasts of several reputable schools, hospitals, shopping and entertainment centers, which cater to the needs of residents. This has made it a self-sufficient

neighborhood, where people can easily access all the necessary services without having to travel far. The demand for residential properties in Bagalur has been steadily increasing, and developers are responding by launching new projects to cater to this demand.

Over time, Bagalur has also become an attractive destination for investors looking to generate rental income. The area's proximity to major IT hubs and other business districts has made it a popular location for young professionals who are looking to rent homes.

Overall, Bagalur's strategic location, range of amenities, and diverse housing options have contributed to the growth of its real estate market. The micro market's real estate growth is expected to continue the upward trajectory in the coming years, making it an attractive location for both homebuyers and investors.



### Transport Connectivity

Kempegowda Bus Station	25 km
KSR Bengaluru Railway Station	26 km
Yeshwanthapura Junction Railway Station	23 km
Krishnarajapura Metro Station	22 km
Whitefield Metro Station	22 km
Yeshwanthpur Metro Station	24 km
Kempegowda International Airport	12 km



### Employment Hubs

BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	10 km
Ecopolis IT SEZ , Bellary Road	12 km
Embassy Manyata Business Park, Nagawara	15 km
ITPB, Whitefield	26 km
Karle Town Centre SEZ, Nagawara	17 km
Kirloskar Business Park, Nagawara	15 km
L & T Tech Park, Bellary Road	14 km
MS Ramaiah Tech Park, Nagawara	16 km
North Gate Office Park, Yelahanka	9 km

**Note:**

All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.



### Educational Institutions

Bangalore City Nursing College, Hennur Bagalur Main Road	10 km
Brindavan Group of Institutions, Bagalur Main Road	6 km
Chrysalis High, Bagalur Cross	10 km
CMR University (Lakeside Campus), Off Bagalur Main Road	3 km
Delhi Public School, Off Bellary Road	5 km
Jawahar Navodaya Vidyalaya, Bagalur	2 km
Oasis International School, Off Hennur Roa	5 km
Oxford School and Composite PU College, Kogilu Main Road	9 km
REVA University, Bellahalli Main Road	6 km
St. Francis School, Bagalur Main Road	2 km
Vidyashilp School, Hennur- Bagalur Road	3 km



### Hospitals

Aster CMI Hospital, Hebbal	18 km
Bangalore Baptist Hospital, Bellary Road	17 km
Cratis Hospital, Kothanur Post	11 km
Cytecare Cancer Hospital, Bagalur Cross	9 km
KK Hospital, Yelahanka	11 km
Manipal Hospital, Hebbal	16 km
Om Shakti Hospital, Bagalur Main Road	7 km
Omega Multispeciality Hospital, Yelahanka	12 km
Relive Hospital, Bagalur Main Road	1 km
Sri Arogya Hospital, Bagalur Main Road	5 km

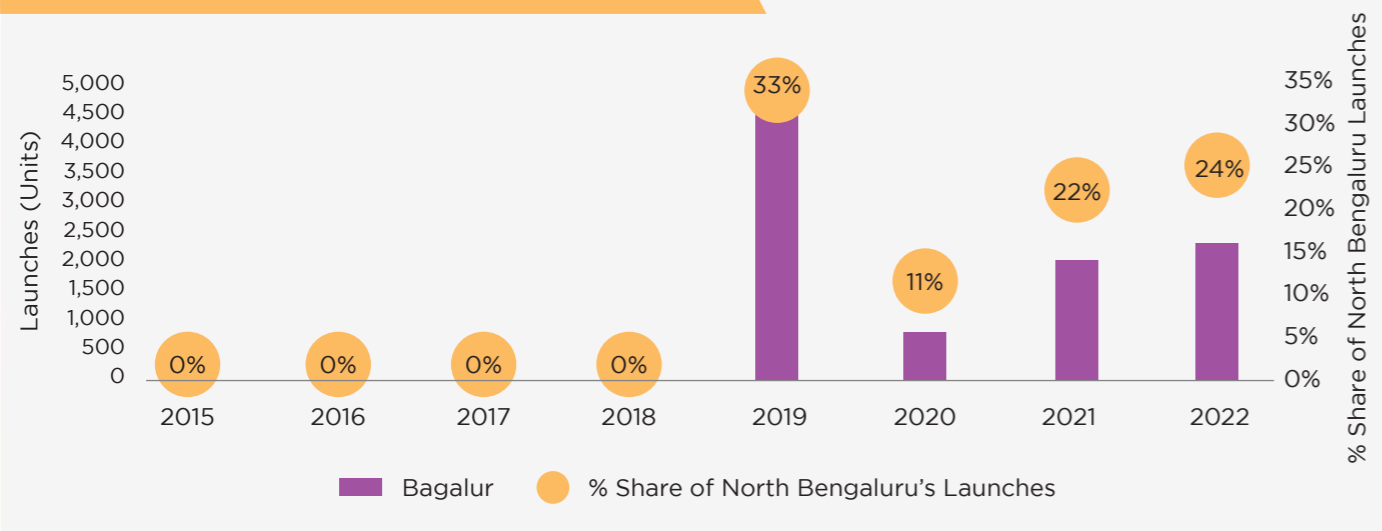


### Retail Malls

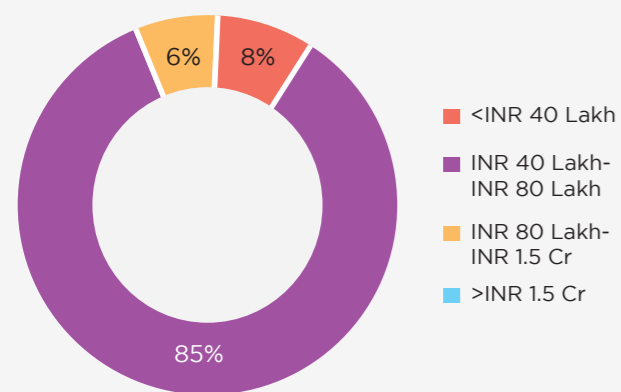
Bhartiya Mall of Bengaluru, Thanisandra Main Road	10 km
Elements Mall, Thanisandra Main Road	14 km
Esteem Mall, Hebbal	16 km
Garuda Mall, Yelahanka	12 km
The Galleria Mall, Yelahanka	11 km

# BAGALUR HOUSING DYNAMICS

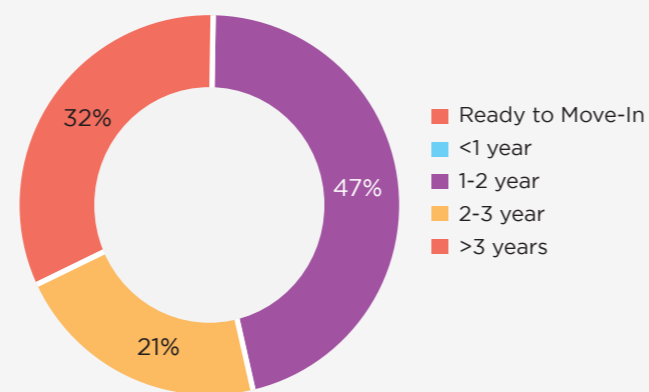
## LAUNCHES - BAGALUR Vs NORTH BENGALURU



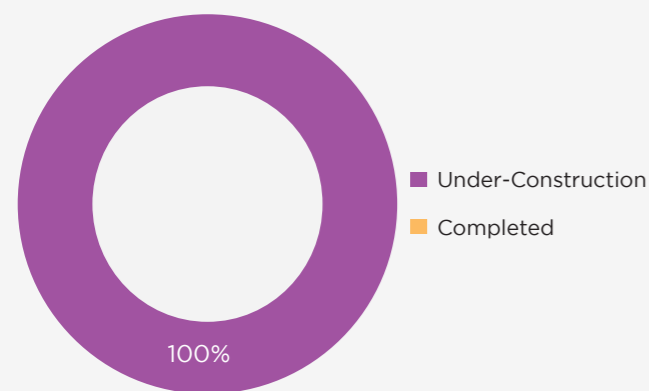
## BUDGET SEGMENTATION - LAUNCHES



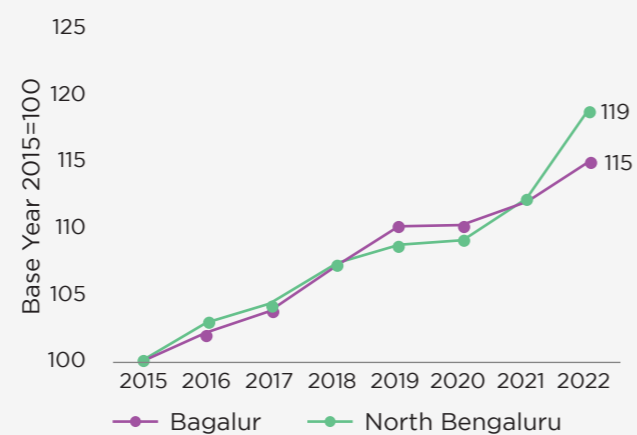
## AGE OF INVENTORY- LAUNCHES



## AVAILABLE INVENTORY - CONSTRUCTION STATUS



## HOUSING PRICE INDEX



**Note:** Bagalur micro market includes the localities Bagalur and Kattigenahalli



# DEVANAHALLI

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**13,800**  
Units

**18%**  
Share in North Bengaluru



**SALES**  
**10,900**  
Units

**17%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**2,900**  
Units

**21%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED  
BASE SELLING PRICE**  
**₹ 5,250 /sf**

**Note:**

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- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Devanahalli, a rapidly growing suburb, is known for its rich historical significance and has gained prominence in recent years due to its rapid development and strategic location.

The growth of Devanahalli can be traced back to the establishment of the Kempegowda International Airport, which is located in the vicinity of the suburb. The airport was inaugurated in 2008 and has since then become a major economic hub, attracting a large number of businesses and industries to the micro market. The airport has also led to the development of various support services and infrastructure, such as hotels, shopping malls, and transportation services.

National Highway 44, which connects Bengaluru with Hyderabad and Mumbai, has also played a significant role in the growth of Devanahalli. The highway has facilitated the easy movement of goods and people, making it an attractive destination for businesses and investors.

In addition to these factors, the availability of land and the lower cost of living have also contributed to the growth of Devanahalli. The area has become a popular destination for real estate developers and investors due to the availability of large parcels of land, which can be used for residential, commercial, and industrial purposes.

The growth of Devanahalli has also led to the development of various social and civic infrastructure. The area has witnessed the construction of schools, hospitals, shopping malls, and recreational facilities, making it an attractive residential destination.

The area has become an important economic hub in Bengaluru, attracting a large number of businesses and industries, and is expected to witness further growth and development in the coming years due to factors such as proximity to the Kempegowda International Airport, the availability of huge tracts of land, lower cost of living, along with the development of social and civic infrastructure.



### Transport Connectivity

Kempegowda Bus Station	37 km
KSR Bengaluru Railway Station	38 km
Yeshwanthapura Junction Railway Station	35 km
Krishnarajapura Metro Station	37 km
Whitefield Metro Station	33 km
Yeshwanthpur Metro Station	36 km
Kempegowda International Airport	12 km



### Employment Hubs

BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	26 km
Ecopolis IT SEZ , Bellary Road	19 km
Embassy Manyata Business Park, Nagawara	31 km
ITPB, Whitefield	37 km
Karle Town Centre SEZ, Nagawara	32 km
Kirloskar Business Park, Nagawara	27 km
L & T Tech Park, Bellary Road	26 km
MS Ramaiah Tech Park, Nagawara	32 km
North Gate Office Park, Yelahanka	21 km

**Note:**

All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.



### Educational Institutions

Akash Group of Institutions, Devanahalli	2 km
Anantha Vidyaniketana, Avati	6 km
Chanakya University, Devanahalli	2 km
Gnana Deepa Academy Residential School, Devanahalli	6 km
Government First College College, Devanahalli	3 km
Innovators International School, Devanahalli	3 km
Nagarjuna College Of Engineering & Technology, Devanahalli	14 km
Nalanda College of Education, Devanahalli	1 km
Oxford English School, Devanahalli	1 km
The School For Global Minds, Brigade Orchards Spinal Road	2 km



### Hospitals

Akash Hospital, Devanahalli	3 km
Aster CMI Hospital, Hebbal	29 km
General Hospital, Devanahalli	3 km
Manipal Hospital, Hebbal	27 km
New Manasa Hospital, Devanahalli	1 km
Ramaiah Leena Hospital, Budigere Cross	1 km
Sri Shirdi Sai Hospital, Devanahalli	1 km
Suviksha Hospital, Devanahalli	12 km

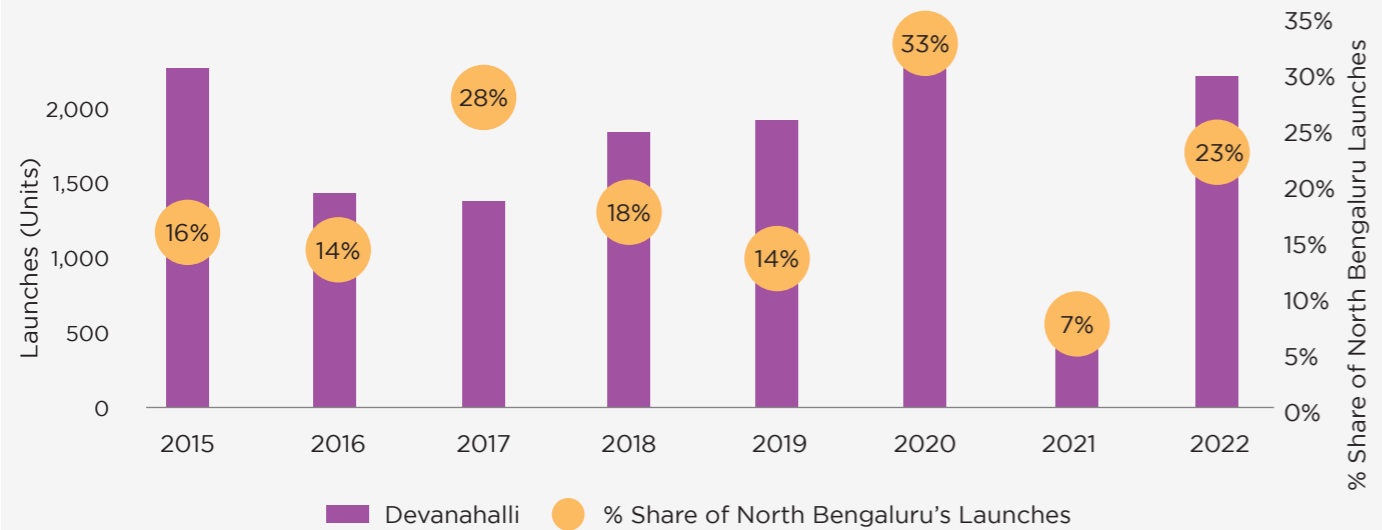


### Retail Malls

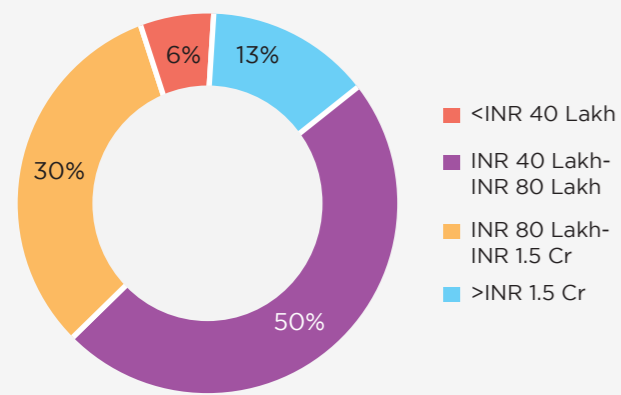
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# DEVANAHALLI HOUSING DYNAMICS

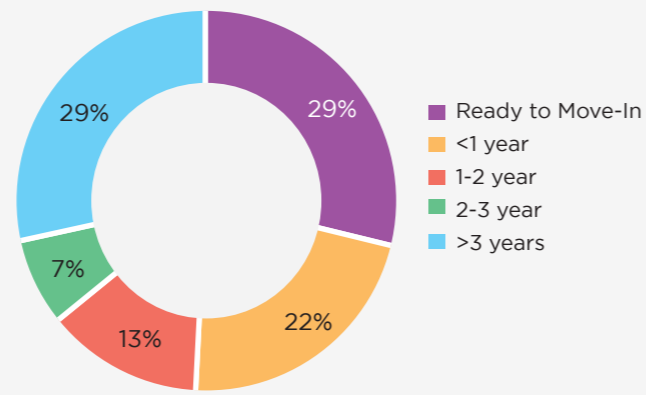
LAUNCHES - DEVANAHALLI VS NORTH BENGALURU



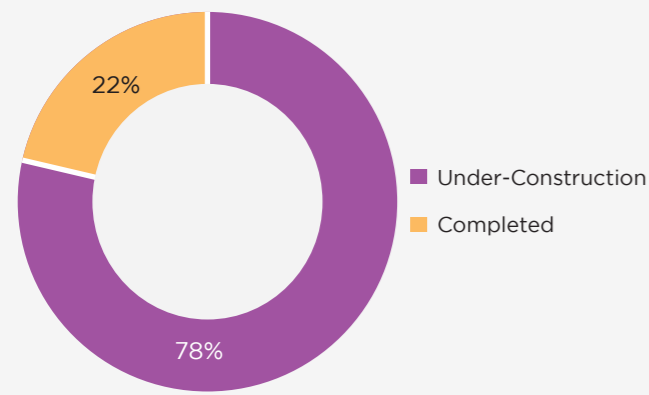
BUDGET SEGMENTATION - LAUNCHES



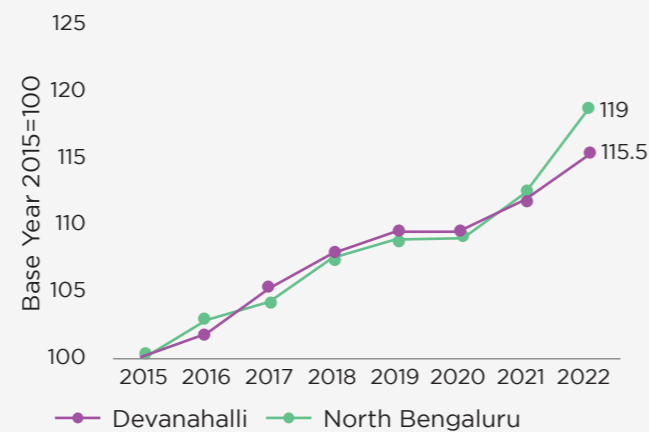
AGE OF INVENTORY- LAUNCHES



AVAILABLE INVENTORY - CONSTRUCTION STATUS



HOUSING PRICE INDEX



**Note:** Devanahalli micro market includes the localities Devanahalli, International Airport Road, IVC Road and Shettigere



# HEBBAL

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**4,900**  
Units

**6%**  
Share in North Bengaluru



**SALES**  
**4,200**  
Units

**7%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**718**  
Units

**5%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 80 Lakh - ₹ 1.5 Cr**

**AVERAGE QUOTED  
BASE SELLING PRICE**  
**₹ 7,417 /sf**

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Hebbal, a once-sleepy village located in the northern part of Bengaluru, has emerged as a bustling hub of real estate activity. The micro market has undergone a remarkable transformation over the past few years, with the construction of several residential and commercial projects.

One of the key drivers of Hebbal's growth has been its location. The micro market is situated along the Outer Ring Road, which connects it to other major parts of the city. Additionally, the Kempegowda International Airport is only a short distance away, making Hebbal a convenient location for people who need to travel frequently. The micro market is also home to the Hebbal Flyover, a major road that connects the city's central business district with its northern suburbs.

Another significant factor that has driven growth in Hebbal is the emergence of major technology parks in the area. One of the most prominent of these is Embassy Manyata Tech Park, which is located just a short distance from Hebbal. The tech park is spread over a sprawling 110 acres and houses several large multinational

companies, including IBM, Cognizant, Philips, and Nokia. The presence of these companies has created a large number of job opportunities in the area, which has attracted a large number of young professionals to the micro market. This, in turn, has spurred the growth of the residential real estate in Hebbal.

The presence of several educational institutions in and around Hebbal, including the prestigious Indian Institute of Science (IISc) has also contributed to the growth of Hebbal. The presence of engineering and medical colleges has made Hebbal a popular destination for students and young professionals, further boosting the growth of the real estate sector.

The growth of Hebbal has also led to the development of several shopping malls, restaurants, and recreational centers in the area. Hebbal is a shining example of how a small village transformed into a highly desirable location for both homebuyers and investors.



### Transport Connectivity

Kempegowda Bus Station	9 km
KSR Bengaluru Railway Station	10 km
Yeshwanthapura Junction Railway Station	8 km
Krishnarajapura Metro Station	14 km
Whitefield Metro Station	22 km
Yeshwanthpur Metro Station	8 km
Kempegowda International Airport	28 km



### Employment Hubs

BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	9 km
Ecopolis IT SEZ , Bellary Road	17 km
Embassy Manyata Business Park, Nagawara	3 km
ITPB, Whitefield	21 km
Karle Town Centre SEZ, Nagawara	4 km
Kirloskar Business Park, Nagawara	6 km
L & T Tech Park, Bellary Road	6 km
MS Ramaiah Tech Park, Nagawara	4 km
North Gate Office Park, Yelahanka	11 km

**Note:**

All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.



### Educational Institutions

Cauvery Institutions, Sahakar Nagar	6 km
Crescent English Nursery Primary & Highschool, Hebbal	1 km
Dairy Science College, Hebbal	3 km
Impact College of Engineering and Applied Sciences, Sahakar Nagar	5 km
Jain Heritage School (JHS), Kempapura	4 km
Narayana e-Techno School, Hebbal	1 km
NSFAD College, Sahakar Nagar	5 km
ORCHIDS The International School, Sahakar Nagar	8 km
Presidency College, Hebbal	6 km
Sindhi High School, Kempapura	5 km
St.Johns School, Hebbal	4 km
St.Mary's Group Of Institutions, Kempapura	6 km
UAS Campus School, Hebbal	3 km
Vidya Niketan School, Hebbal	6 km



### Hospitals

Aster CMI Hospital, Hebbal	4 km
Bangalore Baptist Hospital, Bellary Road	1 km
Ehaa Hospital, Hebbal	1 km
Icon Hospital, Hebbal	4 km
Manipal Hospital, Hebbal	6 km
Medstar Speciality Hospital, Sahakar Nagar	5 km
Motherhood Hospital, Hebbal	5 km
Prolife Multi-speciality Hospital, Hebbal	6 km
Rainbow Children's Hospital & BirthRight by Rainbow, Hebbal	6 km
Rajiv Gandhi Dental and Medical Hospital, Hebbal	1 km
True Lifecare Hospital, Hebbal	2 km

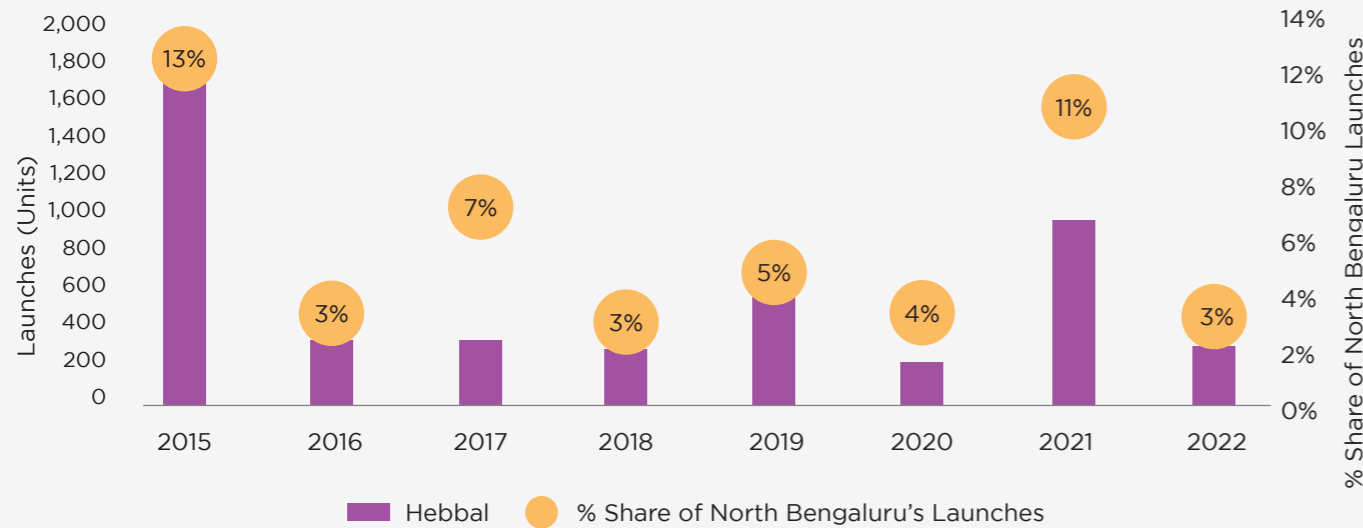


### Retail Malls

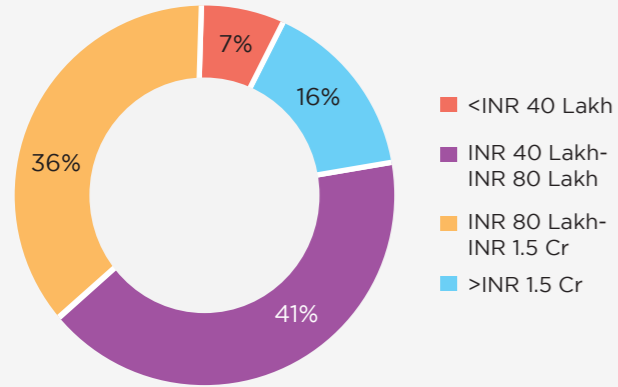
Bhartiya Mall of Bengaluru, Thanisandra Main Road	10 km
Elements Mall, Thanisandra Main Road	4 km
Esteem Mall, Hebbal	6 km
Garuda Mall, Yelahanka	10 km
The Galleria Mall, Yelahanka	10 km

# HEBBAL HOUSING DYNAMICS

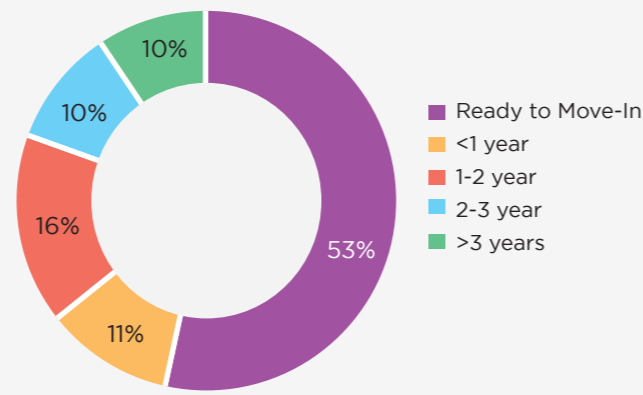
## LAUNCHES - HEBBAL Vs NORTH BENGALURU



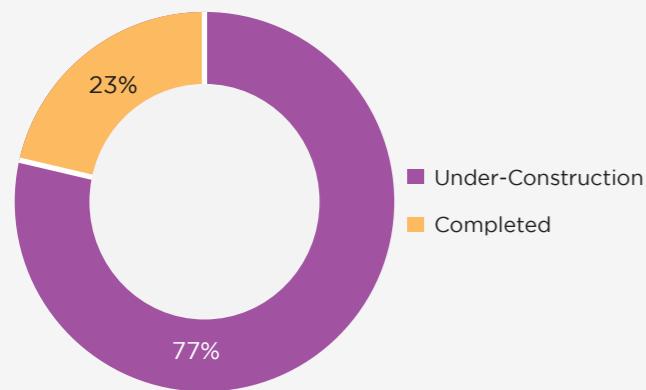
## BUDGET SEGMENTATION - LAUNCHES



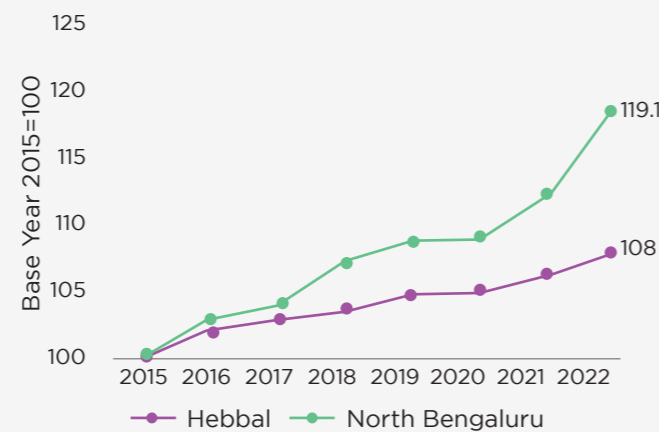
## AGE OF INVENTORY- LAUNCHES



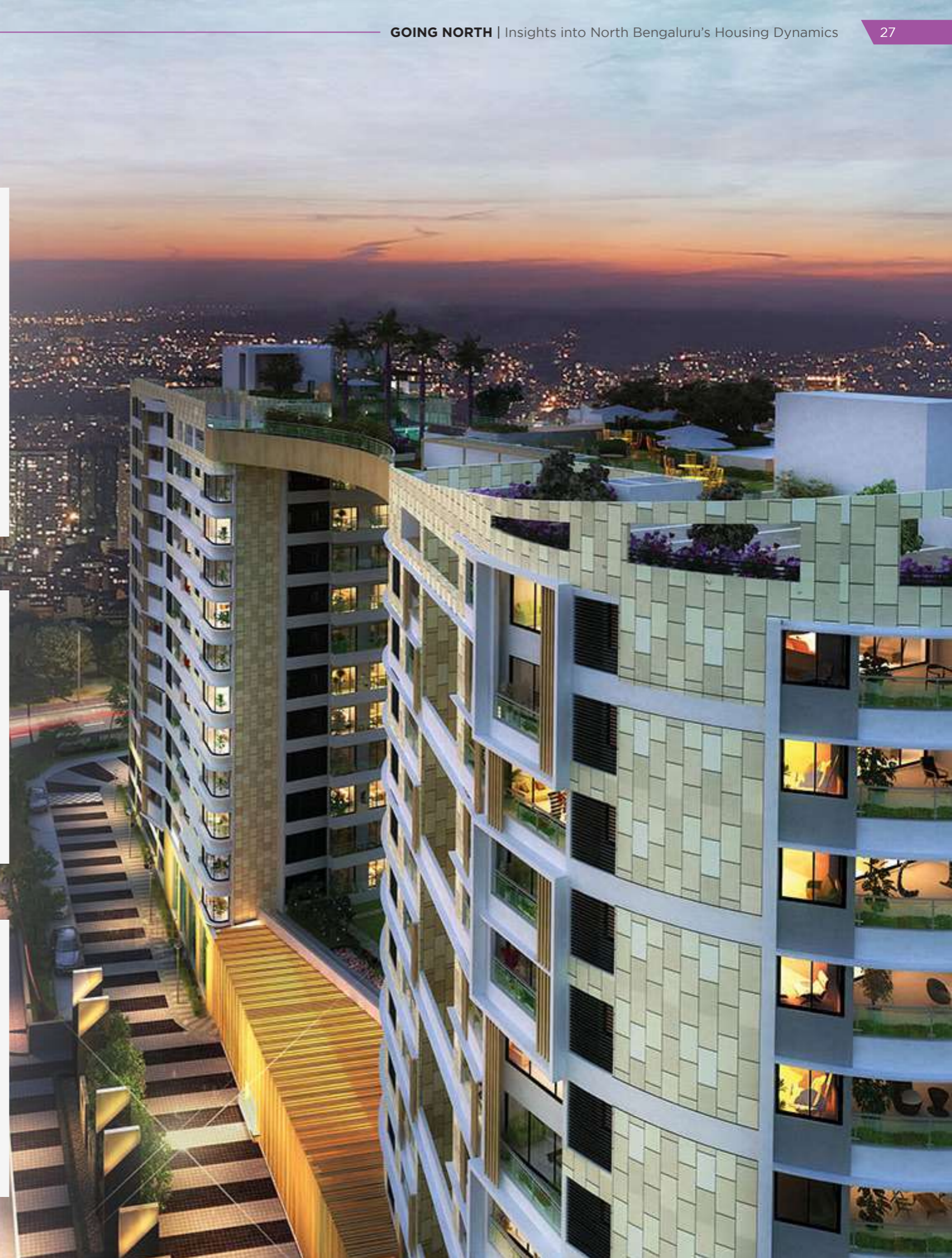
## AVAILABLE INVENTORY - CONSTRUCTION STATUS



## HOUSING PRICE INDEX



**Note:** Hennur Road micro market includes the localities Hennur Road, Chikkagubbi, Hennur-Bagalur Road and Kothnur



# HENNUR ROAD

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**9,200**  
Units

**12%**  
Share in North Bengaluru



**SALES**  
**7,400**  
Units

**12%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**1,850**  
Units

**14%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED BASE SELLING PRICE**  
**₹ 6,190 /sf**

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Hennur Road is a rapidly developing micro market located in the northern part of Bengaluru. The micro market has become a hotbed for real estate investment and development over the past few years, with new apartment buildings, shopping centers, and office complexes springing up at a rapid pace.

One of the primary reasons for Hennur Road's growth is its proximity to the Kempegowda International Airport. The airport is located just 30 minutes away from Hennur Road, making it an attractive location for professionals working in the aviation industry. In addition, the presence of several tech parks and multinational companies in the vicinity has further fueled the growth of Hennur Road's real estate market.

Another reason for Hennur Road's growth is the availability of land at affordable rates. The micro market was once a sparsely populated village with vast stretches of agricultural land. As the city's population grew, developers saw the potential of Hennur Road and started acquiring land to build residential and

commercial properties. Despite its rapid growth, Hennur Road has managed to retain much of its original character and charm. Its tree-lined streets, parks, and gardens offer respite from the hustle and bustle of city life.

The growth of Hennur Road's real estate market has also been supported by the development of infrastructure. The area is well-connected to other parts of Bengaluru through a network of roads and highways. The Outer Ring Road, which runs through Hennur Road, connects the area to the airport and other key locations in Bengaluru. The upcoming Namma Metro line will further enhance connectivity to other parts of the city.

Hennur Road's real estate market growth has been nothing short of phenomenal, driven by factors such as its proximity to major commercial hubs, excellent connectivity to the rest of the city, and a thriving social and cultural scene. As a result, property values in Hennur Road have skyrocketed in recent years, making it one of the most sought-after areas for real estate investment in Bengaluru.



### Transport Connectivity

Kempegowda Bus Station	9 km
KSR Bengaluru Railway Station	10 km
Yeshwanthapura Junction Railway Station	14 km
Krishnarajapura Metro Station	10 km
Whitefield Metro Station	19 km
Yeshwanthpur Metro Station	15 km
Kempegowda International Airport	26 km



### Employment Hubs

BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	9 km
Ecopolis IT SEZ , Bellary Road	21 km
Embassy Manyata Business Park, Nagawara	5 km
ITPB, Whitefield	17 km
Karle Town Centre SEZ, Nagawara	6 km
Kirloskar Business Park, Nagawara	9 km
L & T Tech Park, Bellary Road	10 km
MS Ramaiah Tech Park, Nagawara	5 km
North Gate Office Park, Yelahanka	16 km

**Note:**

All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.



### Educational Institutions

Arafah International School, HBR Layout	3 km
CMR National PU College, HBR Layout	3 km
CMR University, Kalyan Nagar	3 km
Cornerstone Montessori, HBR Layout	4 km
Heritage International School, HBR Layout	3 km
HMR International School, HBR Layout	2 km
IA School of Management Studies, Hennur Main Road	2 km
Indian Academy Group of Institutions, Kalyan Nagar	2 km
Narayana PU College, HBR Layout	4 km
Province College, HBR Layout	4 km
Royal College of Management Studies, Hennur Ring Road Junction	3 km
St. Xavier's PU & Degree College, HBR Layout	3 km



### Hospitals

Altius Multispeciality Hospitals, HBR Layout	3 km
Aster CMI Hospital, Hebbal	10 km
Bangalore Orthopaedic And Surgical Hospital, Kalyan Nagar	3 km
Cloudnine Hospital, HRBR Layout	3 km
Cratis Hospital, Hennur Bagalur Main Road	2 km
Cura Multispeciality Hospitals, Kammanahalli	4 km
HOSMAT Hospital, Kalyan Nagar	3 km
Manipal Hospital, Hebbal	9 km
Motherhood Hospital, HRBR Layout	3 km
North Bangalore Hospital, Kalyan Nagar	3 km
Ovum Hospital, Kalyan Nagar	3 km
Specialist Hospital, Kalyan Nagar	3 km

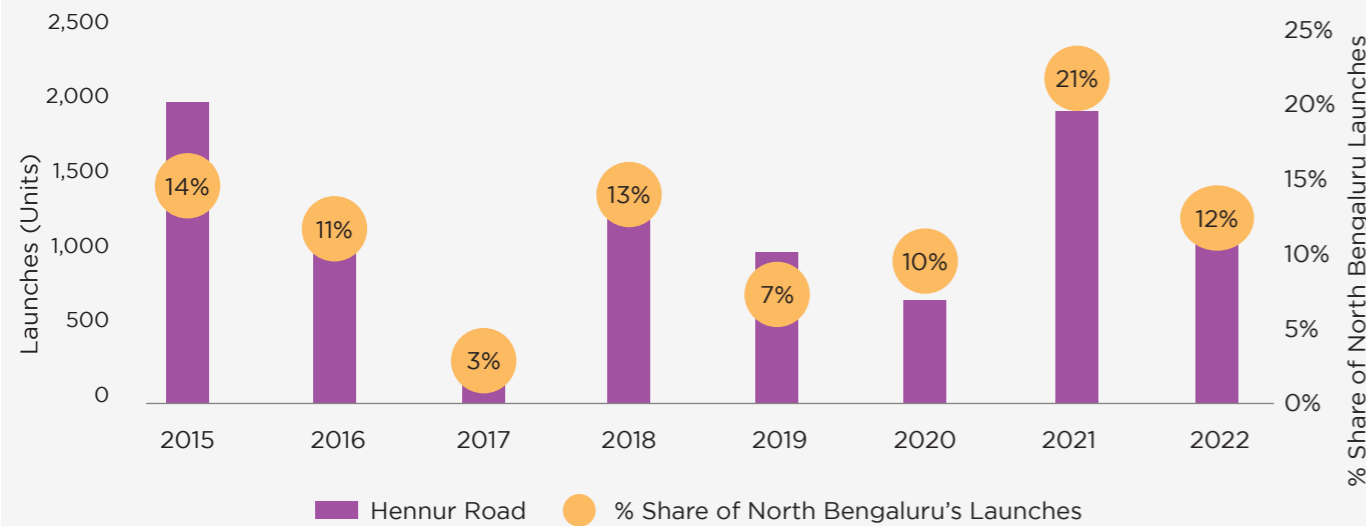


### Retail Malls

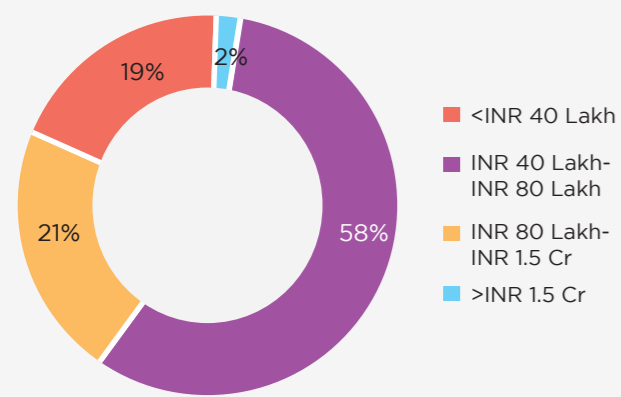
Bhartiya Mall of Bengaluru, Thanisandra Main Road	10 km
Elements Mall, Thanisandra Main Road	4 km
Esteem Mall, Hebbal	8 km
Garuda Mall, Yelahanka	15 km
The Galleria Mall, Yelahanka	14 km

# HENNUR ROAD HOUSING DYNAMICS

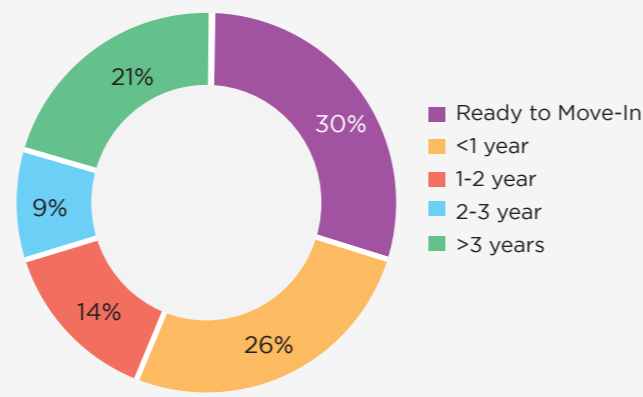
LAUNCHES - HENNUR ROAD Vs NORTH BENGALURU



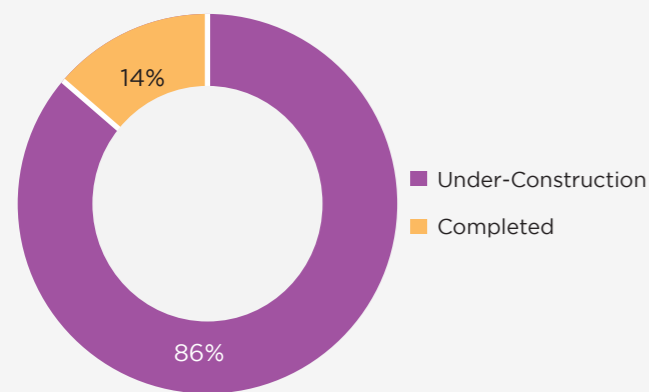
BUDGET SEGMENTATION - LAUNCHES



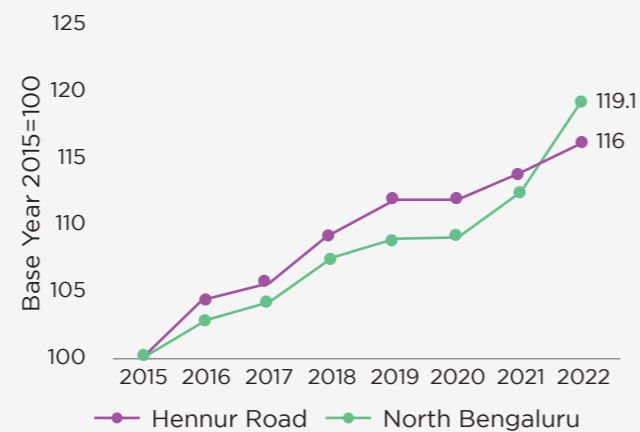
AGE OF INVENTORY- LAUNCHES



AVAILABLE INVENTORY - CONSTRUCTION STATUS



HOUSING PRICE INDEX



**Note:** Hennur Road micro market includes the localities Hennur Road, Chikkagubbi, Hennur-Bagalur Road and Kothnur



# JAKKUR

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**3,200**  
Units

**4%**  
Share in North Bengaluru



**SALES**  
**2,400**  
Units

**4%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**812**  
Units

**6%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED  
BASE SELLING PRICE**  
**₹ 6,407 /sf**

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Jakkur, nestled in the northern part of Bengaluru, has been experiencing a rapid transformation over the past few years. With its prime location, excellent connectivity, and vibrant community, Jakkur has become one of the most sought-after areas in the city for real estate investment.

One of the key factors driving the growth of Jakkur's real estate market is its proximity to some of the city's major IT parks, such as Manyata Tech Park and Kirloskar Business Park. This has made it an attractive location for IT professionals looking for a convenient commute to work. Additionally, the micro market is in close vicinity to several prestigious educational institutions, including the Indian Institute of Science and the National Aerospace Laboratories, which has made it an ideal location for students and academics.

As a result, Jakkur has seen a boom in real estate growth, with new residential and commercial projects springing up all over the area. From luxury villas and apartments to affordable housing options, there is

something for everyone in Jakkur's real estate market. The micro market has also witnessed a rise in the number of retail and entertainment options, with new malls, restaurants, and multiplexes opening up.

The micro market is now a well-connected hub that offers easy access to the Kempegowda International Airport, Yelahanka, and Hebbal. The infrastructure in Jakkur has been developing at an unprecedented pace, with better connectivity to major hubs, improved roads, and the introduction of modern amenities.

But it's not just the infrastructure and real estate that has contributed to Jakkur's growth. The area is also known for its scenic beauty, with the Jakkur Lake being a prominent attraction. The lake has become a popular spot for recreational activities, adding to the overall appeal of the area. As the city of Bengaluru continues to expand, Jakkur's real estate market shows no signs of slowing down.



### Transport Connectivity

Kempegowda Bus Station	15 km
KSR Bengaluru Railway Station	16 km
Yeshwanthapura Junction Railway Station	13 km
Krishnarajapura Metro Station	14 km
Whitefield Metro Station	22 km
Yeshwanthpur Metro Station	14 km
Kempegowda International Airport	25 km



### Employment Hubs

BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	5 km
Ecopolis IT SEZ, Bellary Road	15 km
Embassy Manyata Business Park, Nagawara	2 km
ITPB, Whitefield	20 km
Karle Town Centre SEZ, Nagawara	5 km
Kirloskar Business Park, Nagawara	6 km
L & T Tech Park, Bellary Road	5 km
MS Ramaiah Tech Park, Nagawara	4 km
North Gate Office Park, Yelahanka	9 km

**Note:**

All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.



### Educational Institutions

B G National Public School, Yelahanka	3 km
Chrysalis High, Yelahanka	7 km
Ebenezer Group of Institutions, Jakkur	6 km
Government First Grade College, Yelahanka	7 km
Greenfield Public School, Jakkur	3 km
Karnataka Group of Institutions, Yelahanka	5 km
Kaveri College of Paramedical Sciences, Yelahanka	6 km
Manipal Academy of Higher Education, Thanisandra Main Road	5 km
North Hills International School, Dasarahalli	3 km
REVA University, Kattigenahalli	8 km
Sofia Public School, Thanisandra	4 km
VIBGYOR High School, Jakkur	2 km
Winmore Academy, Jakkur	9 km



### Hospitals

Aster CMI Hospital, Hebbal	8 km
Eesha Multispeciality Hospital, Dasarahalli	3 km
K K Hospital, Yelahanka	7 km
Manipal Hospital, Hebbal	6 km
Medstar Speciality Hospital, Sahakara Nagar	6 km
Motherhood Hospital, Hebbal	6 km
Omega Multispeciality Hospital, Yelahanka	8 km
Prakruthi Multispeciality Hospital, Thanisandra	3 km
Prolife Multi-speciality Hospital, Hebbal	4 km
Sri Ashwini Multispeciality Hospital and Trauma Care, Jakkur	7 km
Star Medcity Speciality Hospital, RK Hegde Nagar	2 km
Surakshaa Hospital, Thanisandra Main Road	3 km

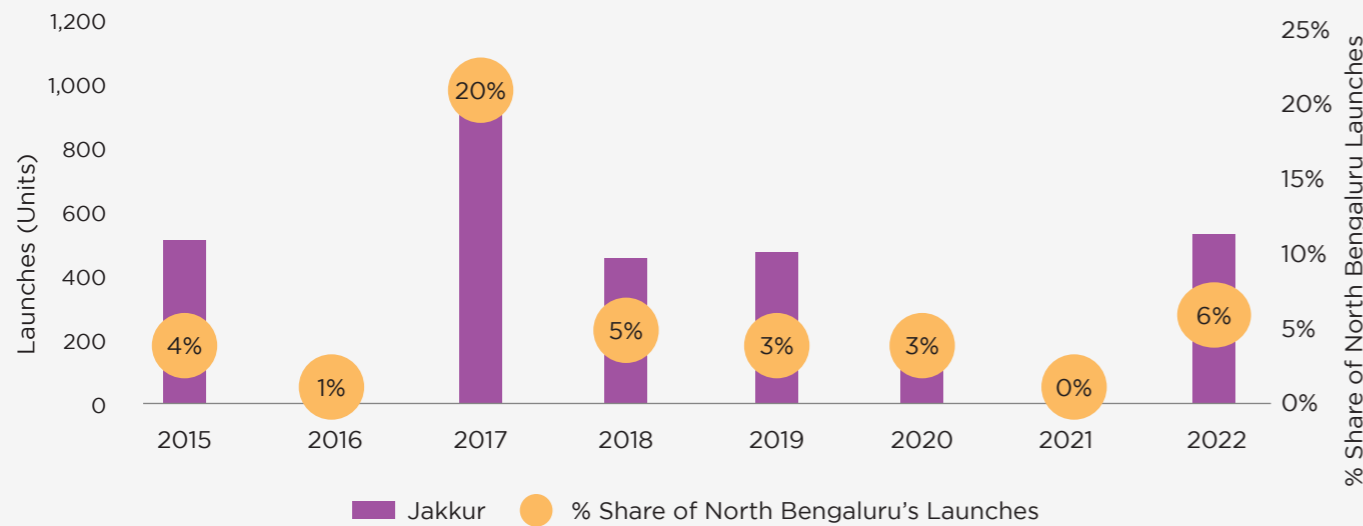


### Retail Malls

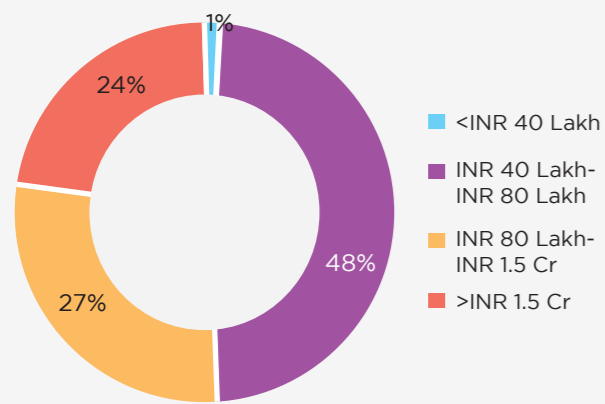
Bhartiya Mall of Bengaluru, Thanisandra Main Road	6 km
Elements Mall, Thanisandra Main Road	4 km
Esteem Mall, Hebbal	7 km
Garuda Mall, Yelahanka	8 km
The Galleria Mall, Yelahanka	7 km

# JAKKUR HOUSING DYNAMICS

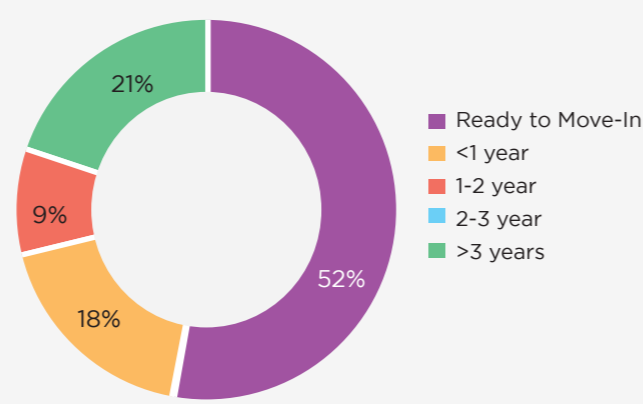
LAUNCHES - JAKKUR ROAD Vs NORTH BENGALURU



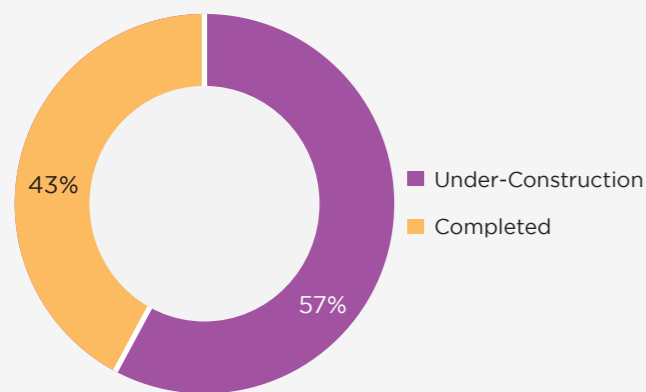
BUDGET SEGMENTATION - LAUNCHES



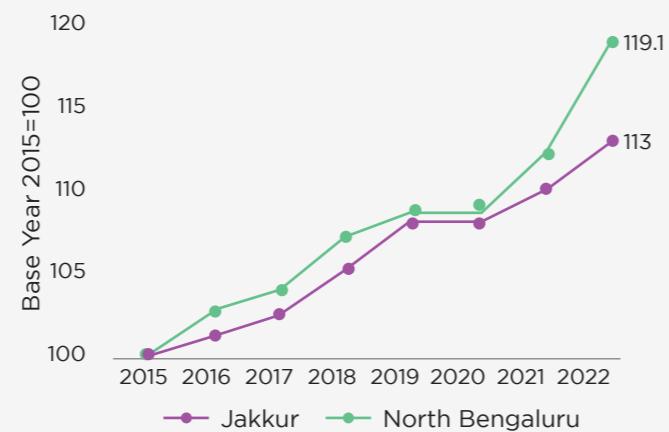
AGE OF INVENTORY- LAUNCHES



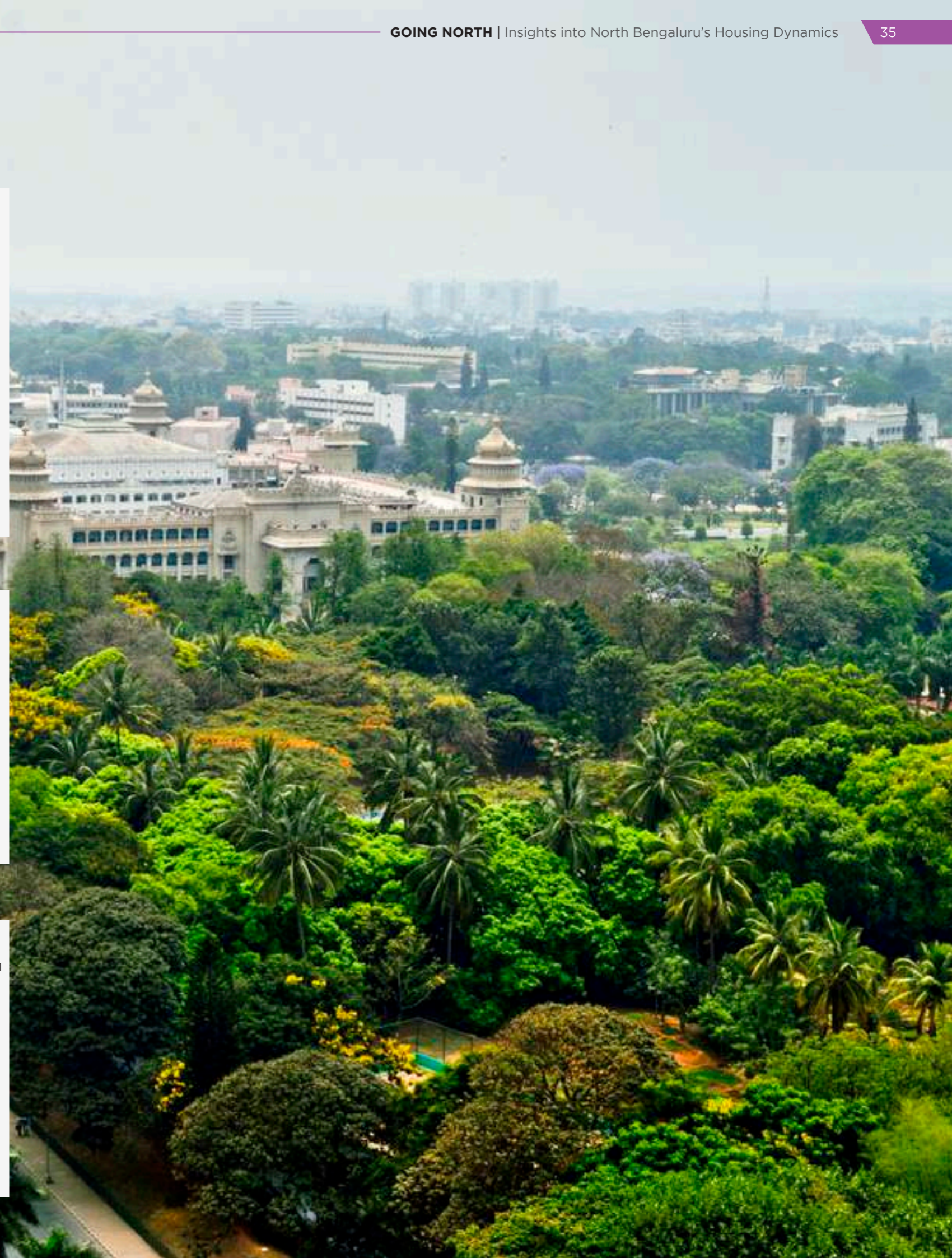
AVAILABLE INVENTORY - CONSTRUCTION STATUS



HOUSING PRICE INDEX



**Note:** Jakkur micro market includes the localities Jakkur and Amruthahalli



# THANISANDRA MAIN ROAD

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**13,500**  
Units

**17%**  
Share in North Bengaluru



**SALES**  
**11,100**  
Units

**17%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**2,500**  
Units

**18%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED  
BASE SELLING PRICE**  
**₹ 5,760 /sf**

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Thanisandra Main Road is a bustling micro market located in the northern part of Bengaluru. The micro market has become a popular destination for homebuyers and investors alike, with a surge in real estate prices and demand for properties.

One of the main reasons for Thanisandra Main Road's growth is its excellent connectivity to other parts of Bengaluru. The area is well-connected to the Outer Ring Road, which connects it to other major neighborhoods like Hebbal, KR Puram, and Whitefield. The upcoming Namma Metro line will further enhance the micro market's connectivity, making it even easier to travel to different parts of the city.

Thanisandra Main Road's real estate market has experienced significant growth in recent years. The area has seen the construction of numerous residential complexes, ranging from affordable apartments to luxurious villas and gated communities. The demand for residential properties in the area has been driven by its proximity to major employment hubs like Manyata Tech Park and Kirloskar Business Park amongst others.

In addition to residential properties, the commercial real estate market in Thanisandra Main Road has also seen significant growth. Several major IT companies, including IBM, TCS, and Philips etc. have set up offices in the micro market. The establishment of the Special Economic Zone (SEZ) in Thanisandra Main Road has also contributed to the growth of the commercial real estate market in the region.

All in all, Thanisandra Main Road has emerged as a thriving residential and commercial destination in Bengaluru. Its excellent connectivity, infrastructure development, and proximity to major employment hubs have made it a popular choice for those looking to invest in real estate. With the government's focus on infrastructure development and the growing demand for residential and commercial properties in the area, the real estate market in Thanisandra Main Road is expected to continue its upward trajectory in the coming years.

Transport Connectivity	
Kempegowda Bus Station	17 km
KSR Bengaluru Railway Station	18 km
Yeshwanthapura Junction Railway Station	15 km
Krishnarajapura Metro Station	14 km
Whitefield Metro Station	25 km
Yeshwanthpur Metro Station	16 km
Kempegowda International Airport	23 km

Employment Hubs	
BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	4 km
Ecopolis IT SEZ, Bellary Road	15 km
Embassy Manyata Business Park, Nagawara	2 km
ITPB, Whitefield	19 km
Karle Town Centre SEZ, Nagawara	5 km
Kirloskar Business Park, Nagawara	8 km
L & T Tech Park, Bellary Road	7 km
MS Ramaiah Tech Park, Nagawara	4 km
North Gate Office Park, Yelahanka	11 km

Educational Institutions	
Aakar Academy Of Architecture, Thanisandra Main Road	3 km
EuroSchool North Campus, Yelahanka	5 km

**Note:**

All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.

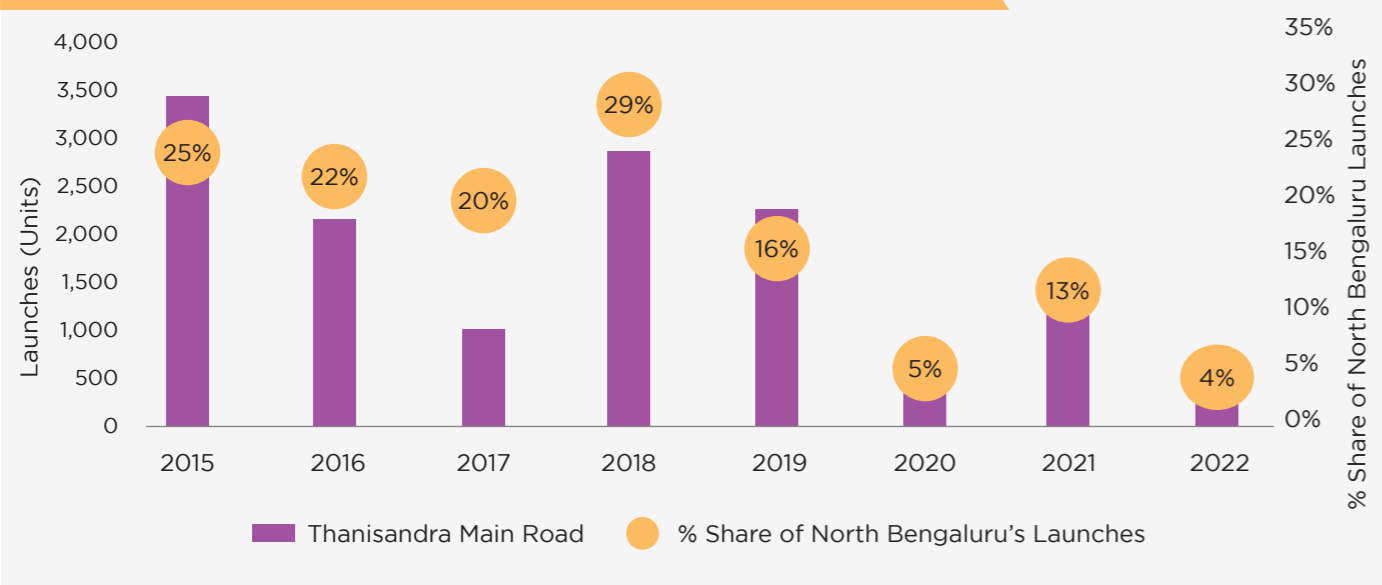
Federal Public School, Thanisandra Main Road	2 km
Golden Institute of Nursing Science, Thanisandra Main Road	1 km
Greenfield Public School, Jakkur	2 km
Karnataka Group of Institutions, Yelahanka	2 km
Kaveri College of Paramedical Sciences, Yelahanka	3 km
Manipal Academy of Higher Education, Thanisandra Main Road	2 km
Millennium World School, Kogilu	5 km
North Hills International School, Dasarahalli	5 km
Sindhi PU College, Thanisandra Main Road	2 km
United International Degree College, Hennur Bagalur Main Road	4 km
VIBGYOR High School, Jakkur	4 km

Hospitals	
Aster CMI Hospital, Hebbal	10 km
Cratis Hospital, Hennur Bagalur Main Road	4 km
Manipal Hospital, Hebbal	8 km
Medstar Speciality Hospital, Sahakara Nagar	8 km
Motherhood Hospital, Hebbal	8 km
Navachethana Hospital, Yelahanka	10 km
Omega Multispeciality Hospital, Yelahanka	10 km
Prakruthi Multispeciality Hospital, Thanisandra	2 km
Prolife Multi-speciality Hospital, Hebbal	6 km
Sri Ashwini Multispeciality Hospital and Trauma Care, Jakkur	8 km
Star Medcity Speciality Hospital, RK Hegde Nagar	1 km
Surakshaa Hospital, Thanisandra Main Road	3 km

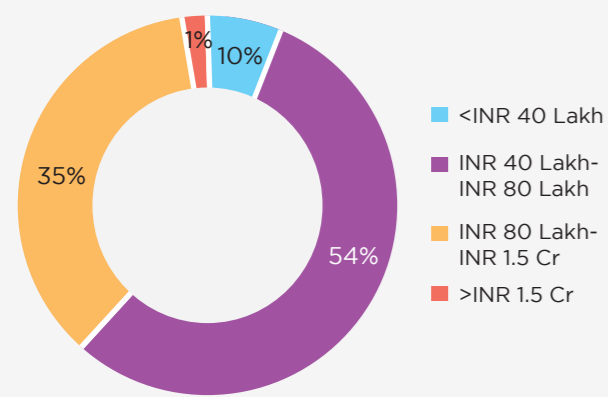
Retail Malls	
Bhartiya Mall of Bengaluru, Thanisandra Main Road	3 km
Elements Mall, Thanisandra Main Road	3 km
Esteem Mall, Hebbal	8 km
Garuda Mall, Yelahanka	9 km
The Galleria Mall, Yelahanka	9 km

# THANISANDRA MAIN ROAD HOUSING DYNAMICS

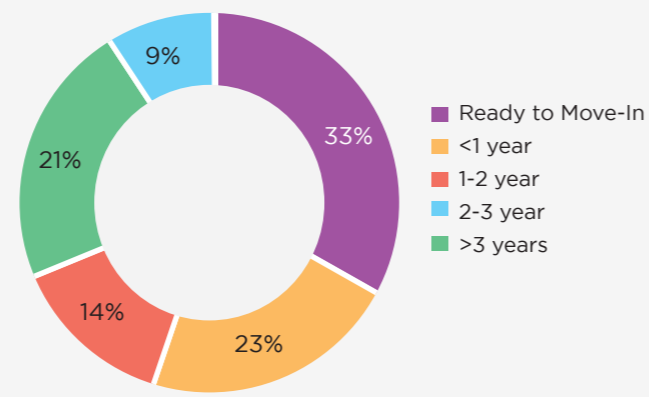
LAUNCHES - THANISANDRA MAIN ROAD Vs NORTH BENGALURU



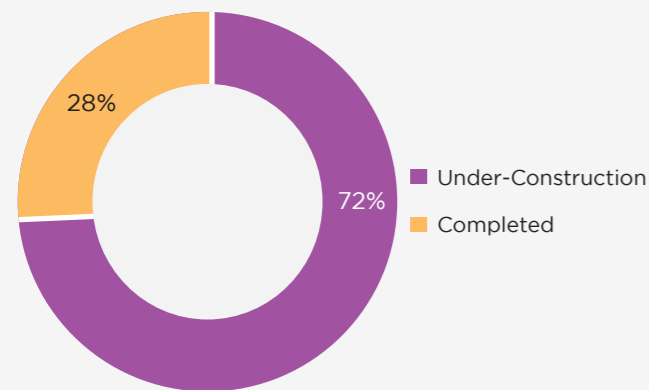
BUDGET SEGMENTATION - LAUNCHES



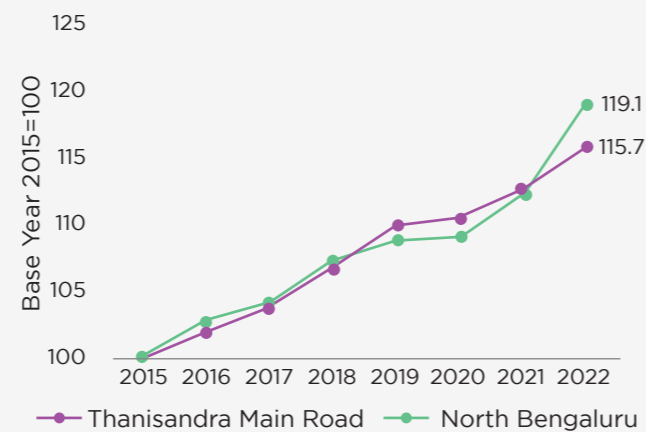
AGE OF INVENTORY- LAUNCHES



AVAILABLE INVENTORY - CONSTRUCTION STATUS



HOUSING PRICE INDEX



**Note:** Thanisandra Main Road micro market includes the localities Thanisandra, Rachenahalli, Chokkanahalli and Bellahalli



# YELAHANKA

## MICRO MARKET SNAPSHOT



**LAUNCHES**  
**16,100**  
Units

**21%**  
Share in North Bengaluru



**SALES**  
**14,800**  
Units

**23%**  
Share in North Bengaluru



**AVAILABLE INVENTORY**  
**1,300**  
Units

**10%**  
Share in North Bengaluru

**PREDOMINANT TICKET SIZE**  
**₹ 40 Lakh - ₹ 80 Lakh**

**AVERAGE QUOTED  
BASE SELLING PRICE**  
**₹ 5,105 /sf**

**Note:**

- Launches/Sales from Q1 2015 to Q4 2022
- Average Quoted Rate (Base Price) on Built-up Area (BUA) as of Q4 2022
- Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Yelahanka, a quaint micro market located in the northern part of Bengaluru, is a hidden gem that boasts of a rich cultural history and a thriving real estate market. Once the capital of Karnataka during the reign of the Kempegowda dynasty, Yelahanka exudes an old-world charm with its ancient temples, majestic palaces and lush greenery and has a history of more than 500 years. Today, it is a bustling residential locality with a perfect blend of modern amenities and traditional values.

Yelahanka's real estate market has been on a steady upward trajectory in recent years, thanks to its excellent connectivity and strategic location. The area is well-connected to the rest of Bengaluru through a network of well-maintained roads and highways.

One of the major factors contributing to the growth of real estate in Yelahanka is its proximity to the Kempegowda International Airport. The airport has attracted several global companies, including aerospace and aviation companies, to set up their operations in the area. This has led to a surge in the demand for residential properties, office spaces, commercial buildings, and industrial parks in Yelahanka.

The residential real estate market in Yelahanka is thriving due to several factors such as the presence of IT parks and business hubs, renowned educational institutions, world-class healthcare facilities, and a plethora of shopping and entertainment options.

Another factor driving the real estate growth in Yelahanka is the development of infrastructure. The area has seen significant investments in infrastructure, including the construction of the elevated expressway from Hebbal to Yelahanka, which has improved connectivity to other parts of Bengaluru.

All in all, with its blend of old-world charm and modern amenities, Yelahanka has become a sought-after destination for both residential and commercial real estate development, and the trend is expected to continue in the coming years.

Transport Connectivity	
Kempegowda Bus Station	19 km
KSR Bengaluru Railway Station	20 km
Yeshwanthapura Junction Railway Station	17 km
Krishnarajapura Metro Station	24 km
Whitefield Metro Station	30 km
Yeshwanthpur Metro Station	18 km
Kempegowda International Airport	16 km

Employment Hubs	
BCIT (Bhartiya Centre of Information Technology) Park, Thanisandra Main Road	8 km
Ecopolis IT SEZ, Bellary Road	6 km
Embassy Manyata Business Park, Nagawara	13 km
ITPB, Whitefield	31 km
Karle Town Centre SEZ, Nagawara	12 km
Kirloskar Business Park, Nagawara	9 km
L & T Tech Park, Bellary Road	8 km
MS Ramaiah Tech Park, Nagawara	13 km
North Gate Office Park, Yelahanka	2 km



### Educational Institutions

B G National Public School, Yelahanka	8 km
Cambridge Public School, Yelahanka	6 km
Canadian International School, Yelahanka	1 km
Chrysalis High, Yelahanka	5 km
Ebenezer Group of Institutions, Jakkur	7 km
Government First Grade College, Yelahanka	4 km
Karnataka Group of Institutions, Yelahanka	7 km
Kaveri College of Paramedical Sciences, Yelahanka	7 km
Manipal Institute of Technology, Yelahanka	3 km
Nitte Meenakshi Institute of Technology, Yelahanka	3 km
REVA University, Kattigenahalli	4 km
Ryan International School, Yelahanka	2 km
Strate School of Design, Yelahanka	6 km



### Hospitals

Anupamaa Hospital, Yelahanka	5 km
Arka Hospital	6 km
Aster CMI Hospital, Hebbal	12 km
Chaitanya Medical Center, Yelahanka	6 km
KK Hospital, Yelahanka	5 km
Manipal Hospital, Hebbal	10 km
Medstar Speciality Hospital, Sahakara Nagar	9 km
Motherhood Hospital, Hebbal	9 km
Navachethana Hospital, Yelahanka	6 km
Omega Multispeciality Hospital, Yelahanka	6 km
Rainbow Children's Hospital & BirthRight by Rainbow, Hebbal	8 km
Shushrusha Hospital, Yelahanka	4 km



### Retail Malls

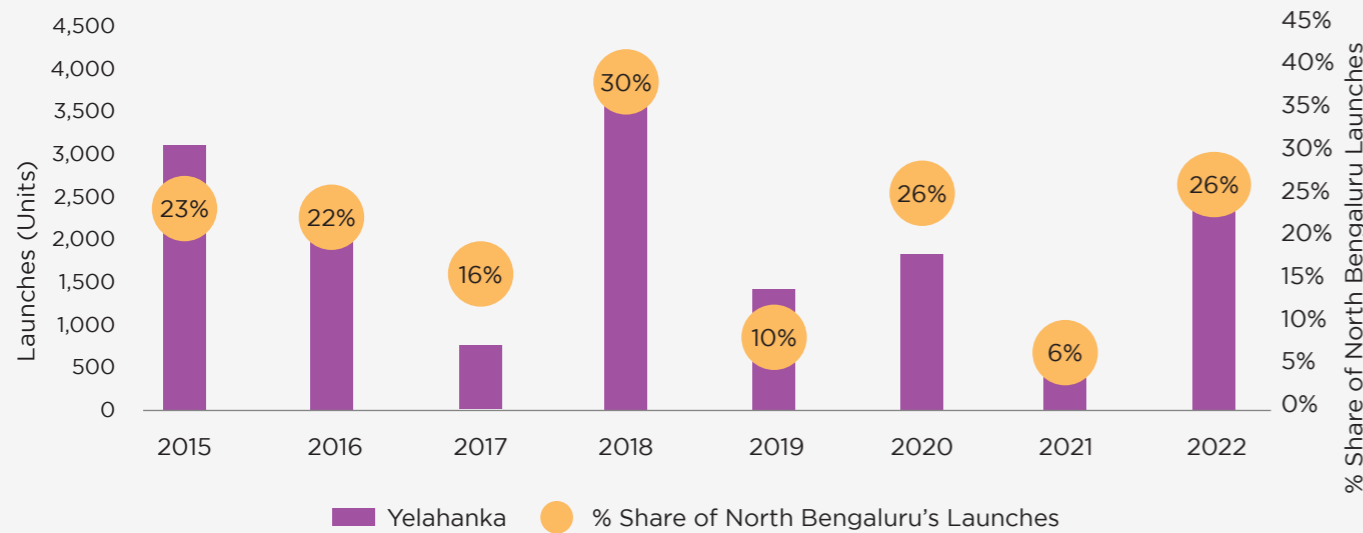
Bhartiya Mall of Bengaluru, Thanisandra Main Road	8 km
Elements Mall, Thanisandra Main Road	12 km
Esteem Mall, Hebbal	9 km
Garuda Mall, Yelahanka	6 km
The Galleria Mall, Yelahanka	5 km

**Note:**

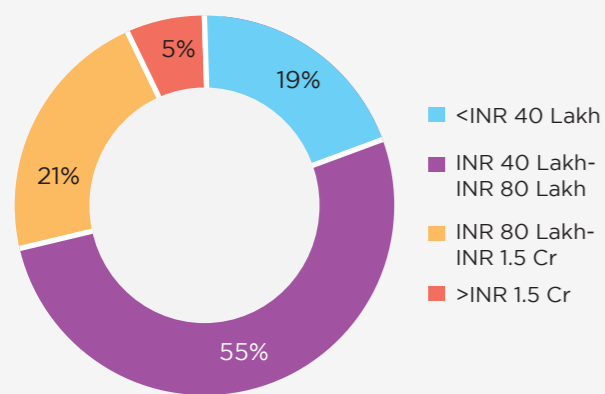
All the kilometres mentioned above are intended to provide an approximate estimation of distances from the micro market.

# YELAHANKA HOUSING DYNAMICS

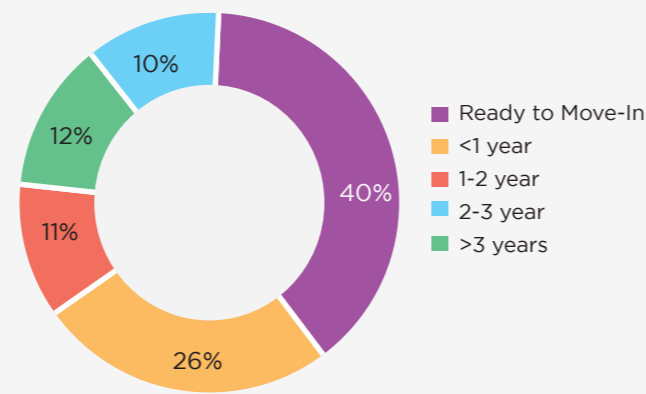
LAUNCHES - YELAHANKA Vs NORTH BENGALURU



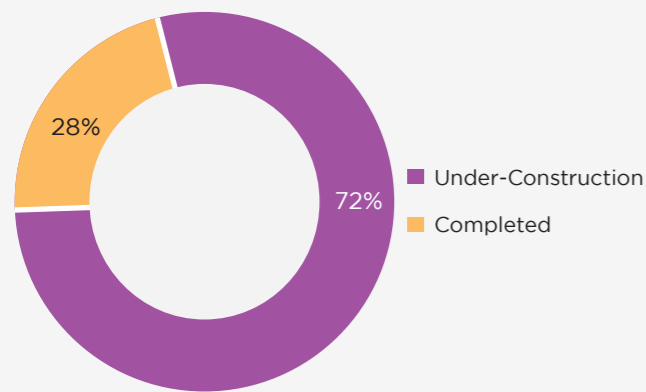
BUDGET SEGMENTATION - LAUNCHES



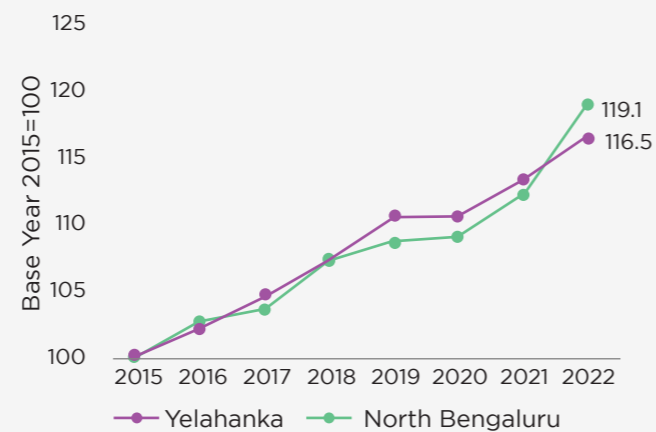
AGE OF INVENTORY- LAUNCHES



AVAILABLE INVENTORY - CONSTRUCTION STATUS



HOUSING PRICE INDEX



**Note:** Yelahanka micro market includes the localities Yelahanka, Kogilu, Yelahanka New Town and Doddaballapur Road



## SWOT ANALYSIS NORTH BENGALURU



### STRENGTHS

- **Proximity to Kempegowda International Airport:** North Bengaluru is located close to the Kempegowda International Airport, which makes it an attractive location for real estate investors.
- **Good connectivity:** North Bengaluru is well connected to the rest of the city through the Outer Ring Road, National Highway 44, and the upcoming metro rail network, enhancing the value of the real estate in the region.
- **Availability of land:** North Bengaluru has plenty of land bank available for development, which provides opportunities for real estate developers to build large-scale projects.
- **Growing IT-ITeS sector:** North Bengaluru is home to many IT-ITeS parks, SEZs, and business centers, which has led to a growing IT-ITeS sector in the area. This provides employment opportunities and increases demand for residential properties in the region.
- **Educational institutions:** North Bengaluru has several educational institutions, including prestigious engineering and management colleges, which attract students from across the country. This presents opportunities for developers to build student housing projects and other affordable housing options.
- **Presence of industrial clusters:** North Bengaluru is home to several industrial clusters, including those related to aerospace, defense, and manufacturing. The presence of these clusters can attract more skilled workers to the region, leading to increased demand for residential properties.



### OPPORTUNITIES

- **Growth potential:** North Bengaluru has significant growth potential due to the availability of land and the emerging commercial hub. This presents opportunities for real estate developers to build large-scale residential and commercial projects.
- **Government initiatives:** The Karnataka government has launched several initiatives to improve the infrastructure in North Bengaluru, such as the development of the Peripheral Ring Road and the extension of the metro rail network. These initiatives will increase the value of real estate in the region.
- **Affordable housing:** North Bengaluru still has significant land available for development, making it an attractive location for launching affordable housing projects.
- **Growth of healthcare sector:** With the presence of several healthcare institutions, North Bengaluru presents opportunities for developers to build healthcare-related facilities like hospitals and clinics.
- **Tourism potential:** North Bengaluru has several tourist attractions, such as the historic Devanahalli Fort and the Nandi Hills, which could be developed further to attract more tourists and boost the real estate market in the region.
- **Rise of co-living spaces:** There has been a rise in demand for co-living spaces among young professionals. North Bengaluru, which is home to various educational institutions and employment hubs, presents opportunities for developers to build co-living spaces to cater to this segment.



### WEAKNESS

- **Limited public transport:** North Bengaluru has limited public transport options, which makes it difficult for residents to commute to other parts of the city.
- **Lack of retail spaces:** The region has a limited number of retail spaces, which can be a drawback for those looking to invest in commercial real estate.
- **Delay in infrastructure development:** The development of infrastructure projects like the Namma metro rail network and Peripheral Ring Road has been delayed, which can hinder the growth of the real estate market in the region.



### THREATS

- **Regulatory changes:** Changes in government policies related to land acquisition, zoning regulations, and tax policies, if any, is likely to have an impact on the real estate market in North Bengaluru.
- **Competition from emerging regions:** North Bengaluru faces competition from other emerging real estate markets in Bengaluru like East Bengaluru and South Bengaluru.
- **Natural disasters:** The region is prone to environmental concerns like flooding, which could negatively impact the value of real estate in the region.

## CONCLUSION

North Bengaluru is a rapidly developing region with immense potential for growth and development. The construction of the Kempegowda International Airport has been a catalyst for the growth of the region, attracting a large number of investors, businesses, and homebuyers. Infrastructure growth and increasing demand for real estate make it a prime investment destination for both businesses and individuals. As the region continues to grow and evolve, it presents a promising opportunity for investors to capitalize on the potential for future returns.

In addition to the above factors, the increasing demand for sustainable and eco-friendly living spaces is expected to drive the growth of the residential real estate market in North Bengaluru. Developers are increasingly incorporating green and eco-friendly features in their projects, catering to the growing demand for sustainable living.

Looking ahead, the residential real estate market in North Bengaluru is expected to continue its growth trajectory. The region's strategic location, improving connectivity, and the development of physical/social infrastructure make it an attractive investment destination for homebuyers and investors alike.



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