

# KR PURAM, BENGALURU

## *Micro Market Report*

### *Inside the Report*

- ▶ *Location Mapping*
- ▶ *Infrastructure & Commercial Hubs*
- ▶ *Residential Real Estate Snapshot*
- ▶ *Outlook*

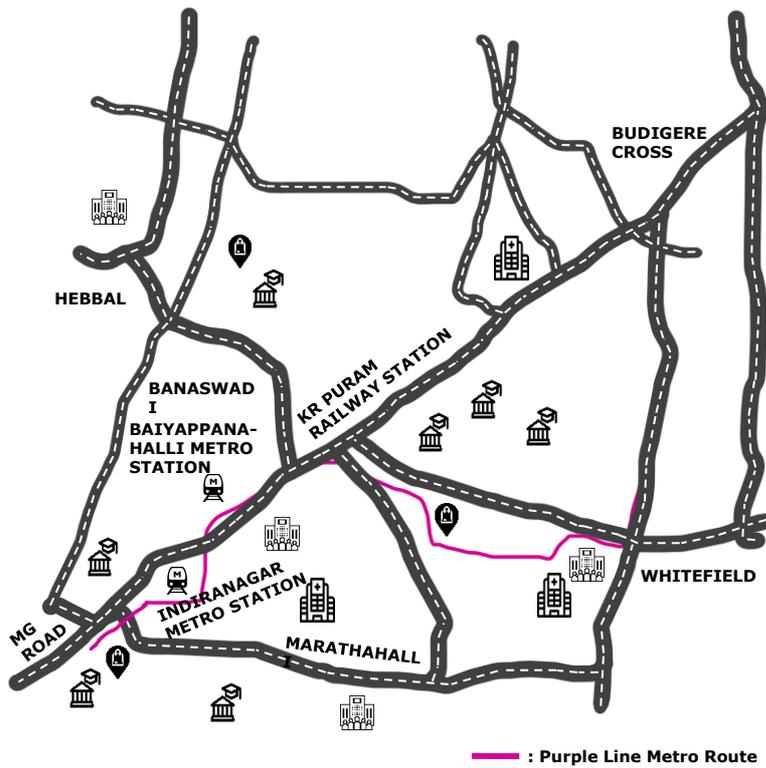
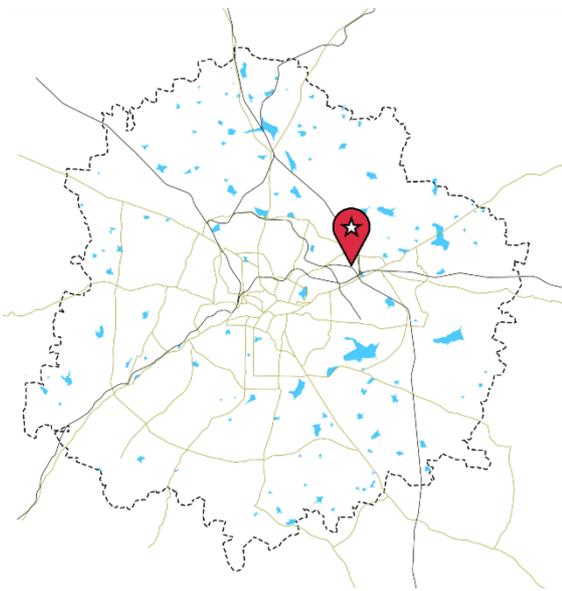
October 2024

## Location Mapping

Krishnarajapura, commonly known as KR Puram, is a micro market located in East Bengaluru. It hosts several government offices, notably the ITI (Telephone Industries). KR Puram is bordered by Whitefield to the south and Ramamurthy Nagar to the west. The burgeoning development in the micro market is driven by its proximity to major IT-ITeS hubs like ITPL, Manyata Tech Park, and Brigade Tech Park. This, along with excellent connectivity, is significantly boosting the residential demand in KR Puram.

KR Puram has witnessed a significant surge in real estate activity, largely driven by the extension of the Purple Line metro connecting Krishnarajapura to Whitefield (Kadugodi). This development is set to further boost property values in the area, especially with the anticipated phases 2A and 2B of the metro. The micro market's strategic position at the junction of Old Madras Road and Outer Ring Road enhances its accessibility. The ongoing improvements in public infrastructure, combined with the emergence of new residential projects, have contributed to a steady rise in housing demand within the micro-market.

The micro market's proximity to essential social amenities such as top-tier schools, medical facilities, and diverse entertainment and recreational options is attracting numerous residential developments. These attributes strengthen KR Puram's position as one of Bengaluru's desired residential hotspots and establish it as a top investment destination.



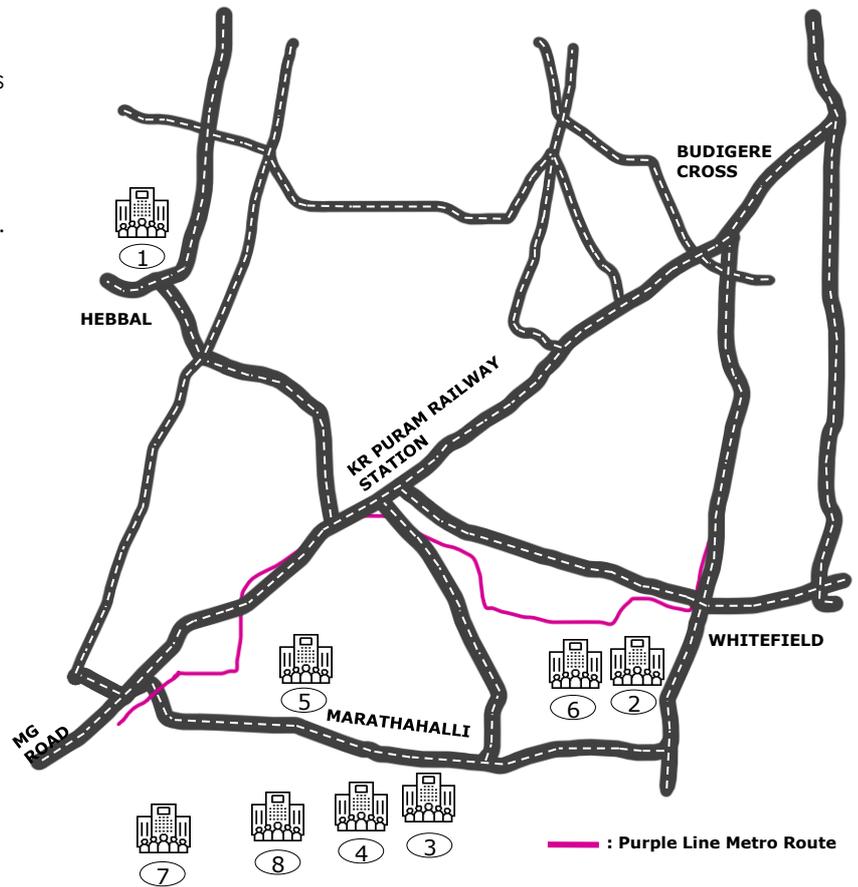
Map not to scale, for representation purposes only



# Physical Infrastructure &

## Commercial Hubs

The rapid growth of KR Puram can be attributed to its strategic location and well-developed infrastructure. The operational Namma Metro Rail (Purple Line) passing through the micro market, has significantly boosted its reputation as a thriving residential market. The micro market is situated approximately 20 km from Bangalore City railway station via NH 75. Additionally, Kempegowda International Airport is 35 km away, further enhancing its appeal to investors and homebuyers. KR Puram, Baiyappanahalli, Banaswadi, and Bangalore East are nearby railway stations. KR Puram railway station is the nearest and major railway station. KR Puram's strategic proximity to the IT-ITeS hubs of Whitefield, Hebbal, Outer Ring Road (ORR), and the industrial hub of Hoskote is driving significant growth in both residential and commercial real estate within the micro market.



1. Manyata Tech Park
2. International Tech Park Ltd
3. Eco Space
4. Embassy Tech Village
5. Bagmane Tech Park
6. Brigade Tech Park
7. IBC Knowledge Park
8. Prestige Tech Park

Map not to scale, for representation purposes only

## Social Infrastructure

KR Puram is renowned for its robust social infrastructure, encompassing reputable schools/colleges, healthcare facilities, and shopping centers, which collectively make it an exceptionally appealing residential micro market. This comprehensive infrastructure enhances overall quality of life and positions KR Puram as a preferred residential choice.

### Hospitals

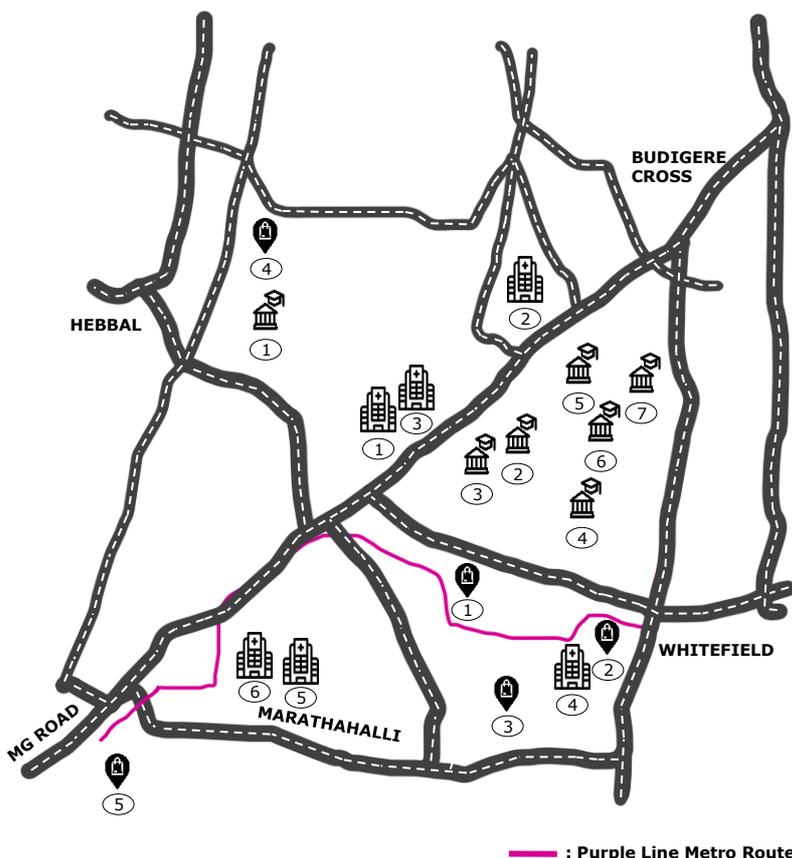
- |                     |                           |
|---------------------|---------------------------|
| 1. Sri Ram Hospital | 4. Vydehi Hospital        |
| 2. Hope Hospital    | 5. BEML Hospital          |
| 3. Altor Hospital   | 6. Columbia Asia Hospital |

### Educational Institutions

- |                               |                                      |
|-------------------------------|--------------------------------------|
| 1. Vibgyor High School        | 5. Cambridge Institute of Technology |
| 2. Cambridge School           | 6. Kendriya Vidyalaya                |
| 3. Amara Jyothi Public School | 7. SEA International School          |
| 4. Narayana e-Techno School   |                                      |

### Shopping Malls

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Phoenix Marketcity Mall | 4. Bhartiya Mall Of Bengaluru |
| 2. Park Square Mall        | 5. Forum Rex Walk Mall        |
| 3. Brookefield Mall        |                               |



Map not to scale, for representation purposes only

Map not to scale, for representation purposes only

# Residential Real Estate Snapshot

KR Puram has emerged as a vibrant real estate market characterized by sustained growth and rising demand. From 2018 to H1 2024, KR Puram contributed significantly to the residential supply in East Bengaluru, accounting for approximately 8%, with 9,100 units added during this period. The micro market has witnessed considerable demand across both mid and luxury segments, offering diverse housing options to the buyers. As of H1 2024, nearly 91% of

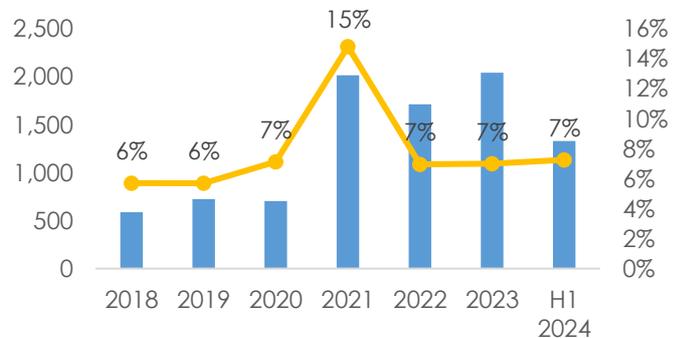
the inventory in KR Puram is under construction, indicating robust development activity. Nearly 800 units are slated for completion within the next year, underscoring the area's readiness for further expansion. KR Puram has seen a notable 65% increase in property prices, reinforcing its status as a highly attractive investment opportunity in Bengaluru's real estate market.



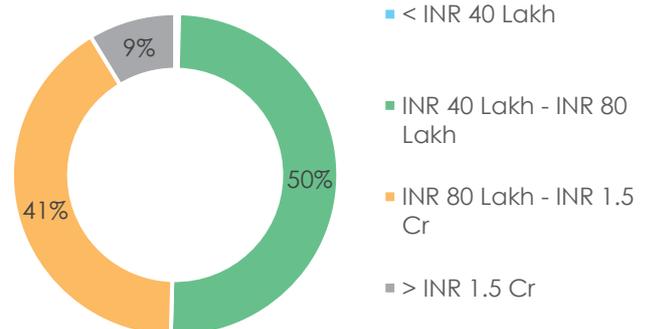
## Supply

KR Puram has seen consistent growth in residential real estate sector between 2018 and H1 2024, marked by a substantial supply of residential units. The micro market witnessed a substantial increase in the supply of residential units, particularly highlighted by a nearly four-fold rise in 2021 from 2018 contributing almost 15% of the total supply share of east Bengaluru in 2021. This surge was bolstered by significant infrastructure developments, including the approval of phase 2A and phase 2B of the Blue line of Namma metro, crucially linking KR Puram to key destinations such as Kempegowda International Airport and Central Silk Board. Despite challenges posed by the COVID-19 pandemic, developers prioritized clearing existing inventory before launching new units, which also contributing to the uptick of supply in 2021.

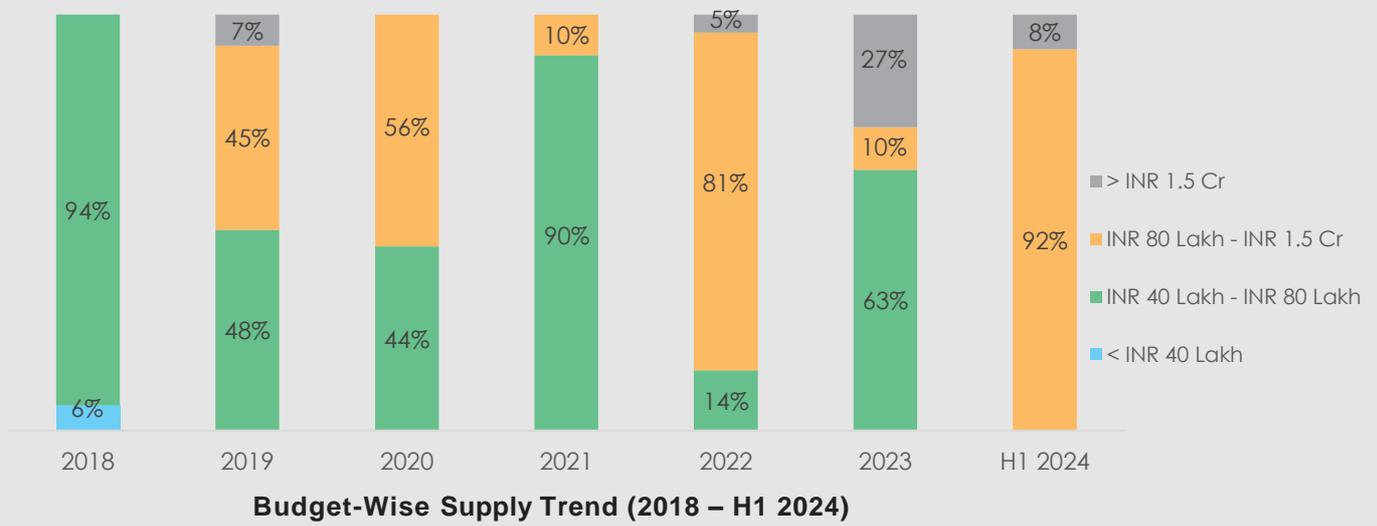
In 2023, the market reached a new peak with the highest number of new launches seen in the past six years, exceeding 2,000 units. As of H1 2024, the positive momentum persists with approximately 1,300 units launched in the first half, indicating sustained interest and activity in the market. Both the mid-segment (INR 40 lakh to INR 80 lakh) and High-end segment (INR 80 lakh to INR 1.5 Cr) are experiencing robust demand, each contributing around 50% and 41% respectively to the total units launched.



## Supply Trend

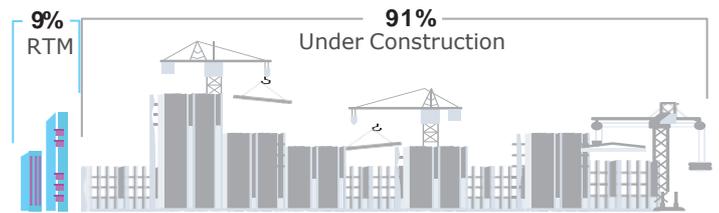


## Budget-wise Supply (2018- H1 2024)

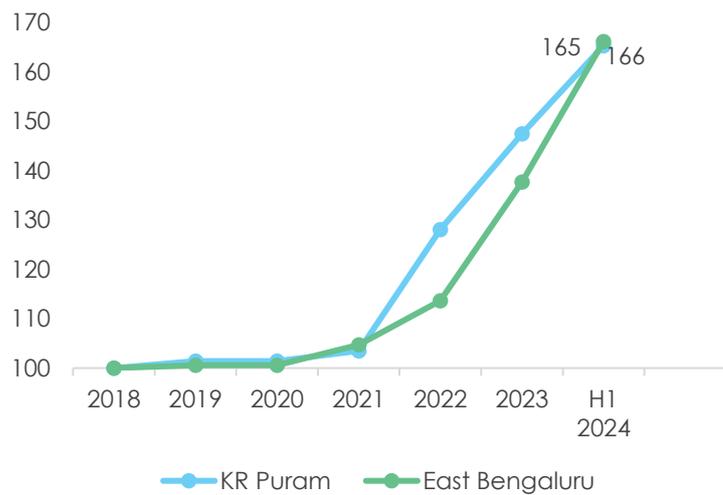


## Available Inventory

The micro-market has around 3,600 units available for sale. Of these, 9% are already ready-to-move (RTM), while the remaining 91% are in different stages of construction, indicating significant growth potential in the market for the upcoming years.



Available Inventory (As of H1 2024)



Price Trend (Indexed to 2018)

## Price Trend

KR Puram has experienced a consistent rise in property values since 2020, largely influenced by the infrastructure initiatives being undertaken in and around the micro market. There was a rise in prices of approximately 65% from the year 2018. As of H1 2024, the average property price have reached INR 7,230/sqft. This upward trend aligns with a broader surge in property prices across East Bengaluru, which has experienced an overall increase of over 66% during the same period



# Typology Snapshot

Configuration	Average Size Range (Built-up Area)	Ticket Size (INR)	Rental (INR)
1 BHK	470 sqft to 750 sqft	₹35 Lakhs to 70 Lakhs	₹10K - 20K/month
2 BHK	700 sqft to 1300 sqft	₹55 Lakhs to 1.20 Cr	₹18K - 35K/month
3 BHK	1350 sqft to 2300 sqft	₹1.1 Cr to 2 .2Cr	₹26K - 50K/month



Price Appreciation in last 5 years: 43%

## Outlook

KR Puram continues to be a well-established investment destination, offering significant opportunities for both short- and long-term profitability. The micro market's strategic location, ongoing infrastructure improvements, attractive ROI potential, and expanding social infrastructure make it an ideal choice for investors. The micro market is experiencing rapid development in roads, including the proposed 23 km Elevated Corridor project, which that will

connect KR Puram to Yeshwanthpur and upcoming metro lines, including the proposed Phase 2A project, connecting KR Puram with Central Silkboard along the Outer Ring Road (ORR) and Phase 2B (Blue Line) linking KR Puram to Kempegowda International Airport. With a significant IT presence in the proximity and planned infrastructure advancements nearing completion, KR Puram holds promising prospects for future property value appreciation.

## ANAROCK

VALUES OVER VALUE

### About ANAROCK

ANAROCK is the leading independent real estate services company with a visible presence across India and the Middle East. The Company has diversified interests across the real estate lifecycle and deploys its proprietary technology platform to accelerate marketing and sales on behalf of its clients.

Over the last seven years, ANAROCK has expanded from being a residential-focused organization to complementary sectors including retail, commercial, hospitality, logistics & data centres, industrial and land. The firm also specialises in strategic advisory, investment banking, research & valuations and offers app based flexible workspaces and society management services. ANAROCK has developed proprietary technology that is adopted across all its businesses.

ANAROCK has a team of over 2200 experienced real estate professionals who operate across all major markets in India and the Middle East.

### Corporate Office

ANAROCK Property Consultants Pvt. Ltd.

1002, 10th Floor, B Wing  
ONE BKC, Plot No. C-66, G  
Block, Bandra Kurla Complex Bandra East, Mumbai 400 051

MahaRERA Registration No.  
A51900000108 available at <http://maharera.mahaonline.gov.in>

© 2024 ANAROCK Property Consultants Pvt Ltd. All rights reserved.

All information in this report is provided solely for internal circulation and reference purposes. ANAROCK makes no statement, representation, warranty or guarantee as to the accuracy, reliability or timeliness of the information provided. No part of this report may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods.

### Authors:

**Abhai Mani Chaturvedi**  
Sr. VP, Research and Advisory

**Meruga Pallavi**  
Manager, Research and Advisory

**Akhil S Kumar**  
Sr. Executive, Research and Advisory

For research services,  
please contact:

**Dr. Prashant Thakur**  
Regional Director &  
Head of Research and Advisory  
[prashant.thakur@anarock.com](mailto:prashant.thakur@anarock.com)

Follow us on



Please visit: [www.anarock.com](http://www.anarock.com)

For research updates, please visit  
our website by scanning the QR  
code.

