

HENNUR ROAD, BENGALURU

Micro Market Report

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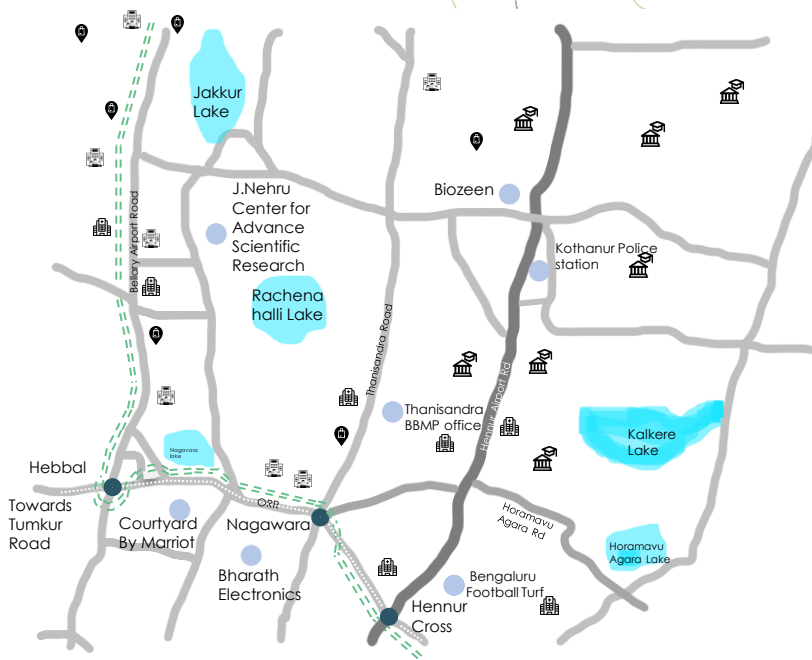
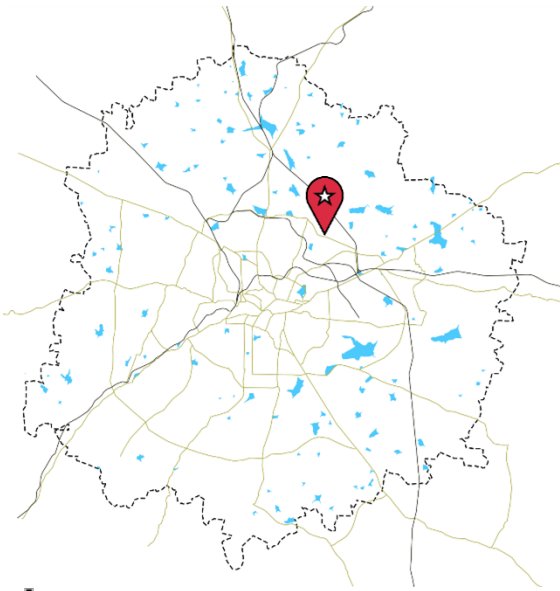
December 2024

Location Mapping

Hennur Road is a roughly 12-kilometre stretch of road passing through a few localities in northern Bengaluru which includes Geddalahalli, Banaswadi, Kalyan Nagar, HBR Layout, and Narayanapura, Chikkagubbi, and many others. Once a semi-urban area, this micro-market has undergone a significant transformation, evolving into a bustling commercial and residential hub that attracts real estate investors and homebuyers alike.

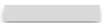
Several factors contribute to Hennur Road's appeal. The availability of relatively affordable land and its excellent connectivity to other parts of the city has made it a desirable location. The presence of numerous tech parks in proximity has generated significant employment opportunities, further fueling its growth.

Hennur Road offers a unique blend of convenience, accessibility, and a serene environment. Its proximity to Kempegowda International Airport is another major draw for homebuyers and investors. These factors have made it a highly sought-after area for both residential and commercial purposes.



Map not to scale, for representation purposes only

LEGEND

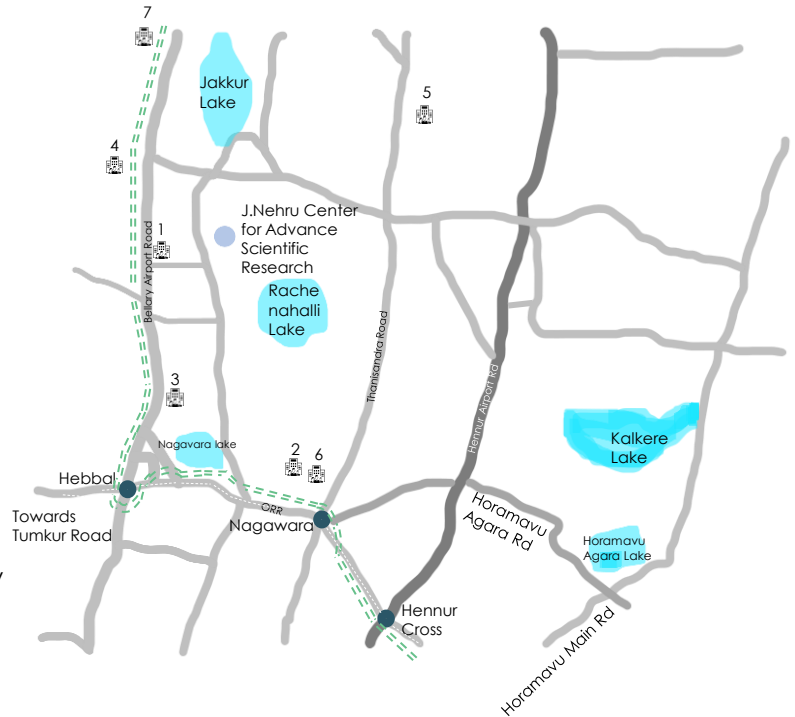
-  Lakes
-  Major intersection around Hennur Road micro-market
-  Metro Line
-  Major Roads
-  Hennur Road



Physical Infrastructure & Commercial Hubs

Hennur Road has emerged as a sought-after residential destination due to its strategic location and growing infrastructure. Proximity to prominent employment hubs like L&T Tech Park and Kirloskar Tech Parks has made it an attractive choice for homebuyers and investors. The upcoming 116 km Peripheral Ring Road project will significantly enhance connectivity to Hennur Road, providing easy access to Old Madras Road, Bellary Road, and other major routes. Additionally, the 115km Phase 2 of the Namma Metro Rail, connecting Gottigere to Nagawara, will offer a convenient and efficient commuting option to the southern parts of the city. Furthermore, Hennur Road's strategic location provides excellent access to key transportation hubs. It is just 26km away from Kempegowda International Airport, ensuring seamless travel for frequent flyers. Additionally, its proximity to Kempegowda Bus Station and Krishnarajapura Metro Station (10 km away) offers convenient public transportation options for residents.

- 1 Kirloskar Tech Park
- 2 Embassy Manyata Business Park
- 3 Kirloskar Business Park
- 4 L & T Tech Park
- 5 BCIT (Bhartiya Center of Information Technology) Park
- 6 MS Ramaiah Tech Park
- 7 North Gate Office Park



Map not to scale, for representation purposes only

Social Infrastructure

The social infrastructure along the Hennur Road is at par with the developed micro-market of the city. The micro market hosts numerous reputed schools, hospitals, shopping malls, restaurants, supermarkets, and other recreational activities.

Hospitals

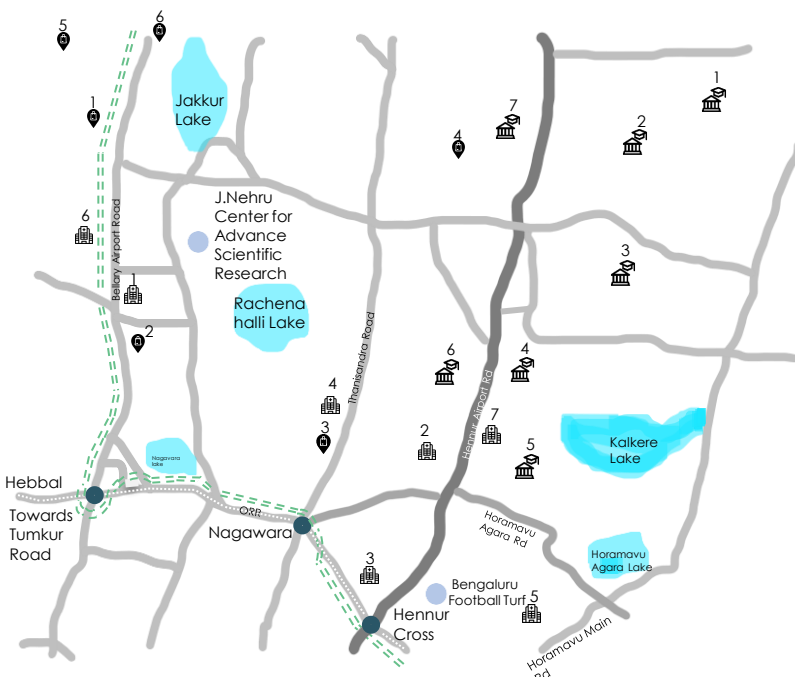
1. Columbia Asia Hospital / Manipal Hospital
2. Sparsh Hospital Hennur
3. Hosmat Hospital
4. Surakshaa Hospital
5. Trust In Hospital
6. Aster CMI Hospital
7. Cratis Hospital

Educational Institutions

1. Alpha College of Engineering
2. St.Norbert ICSE School
3. Legacy School
4. New Baldwin School
5. Bengaluru International School
6. St. Michael's High School
7. Bengaluru FC Soccer School

Shopping Malls

1. Phoenix Mall of Asia
2. Esteem Mall
3. Elements Mall
4. Bhartiya Mall of Bengaluru
5. Garuda Mall
6. Galleria Mall



Map not to scale, for representation purposes only

Residential Real Estate Snapshot

From 2018 to Q3 2024, the Hennur Road micro-market saw approximately 7,500 residential units launched. Mid-segment is the predominant budget segment in the Hennur Road micro market. Of the total residential

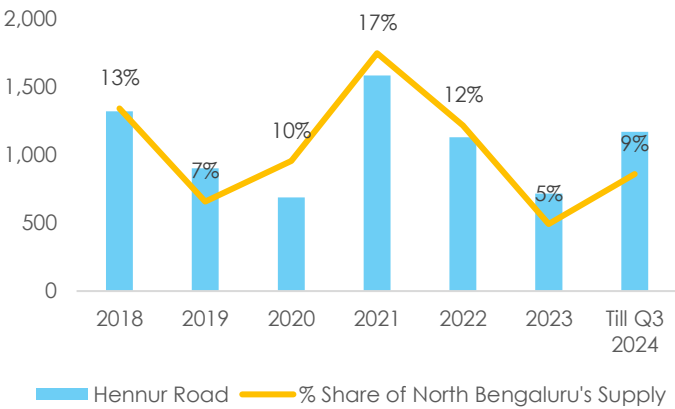
launches in the micro market, approximately 28% are ready to move in, 21% are expected to be completed within a year, and the remaining 51% are projected to take more than a year for completion.



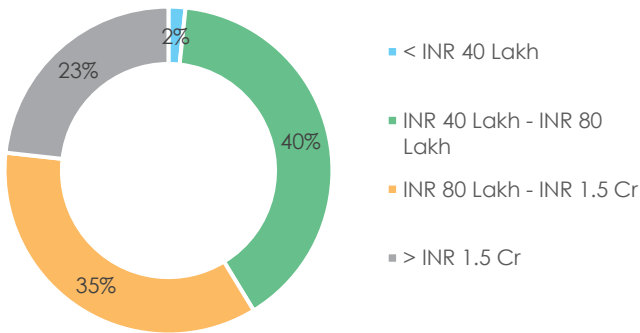
Supply

Hennur Road has witnessed a dynamic trajectory in residential unit launches from 2018 to Q3 2024. Contributing approximately 7,500 units, the micro-market accounts for roughly 10% of the 77,200 units launched in North Bengaluru. While its share fluctuated, reaching a peak of 17% post-COVID in 2021, it experienced a moderate decline in 2022 and 2023. However, the recent surge in launches in 9M 2024 highlights the growing prominence of Hennur Road within North Bengaluru's residential real estate landscape.

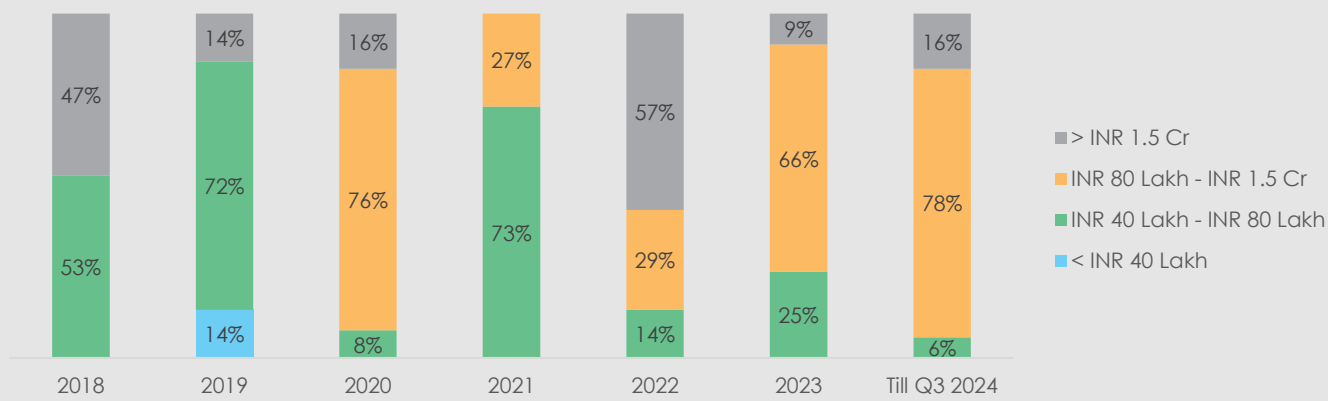
In terms of budget segmentation of the residential launches, the mid-segment (INR 40-80 lakh) dominates the market, constituting 40% of the total supply. The high-end segment (INR 80 lakh - INR 1.5 Cr and above INR 1.5 Cr) accounts for 35% and 23%, respectively. The affordable segment (below INR 40 lakh) has seen minimal contribution during this period.



Supply Trend



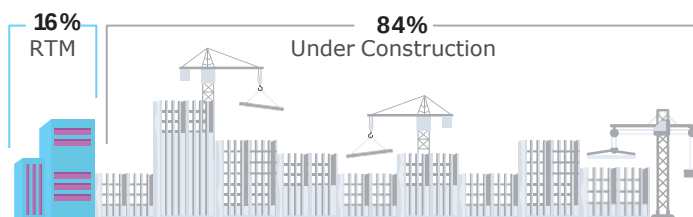
Budget-wise Supply (2018- Q3 2024)



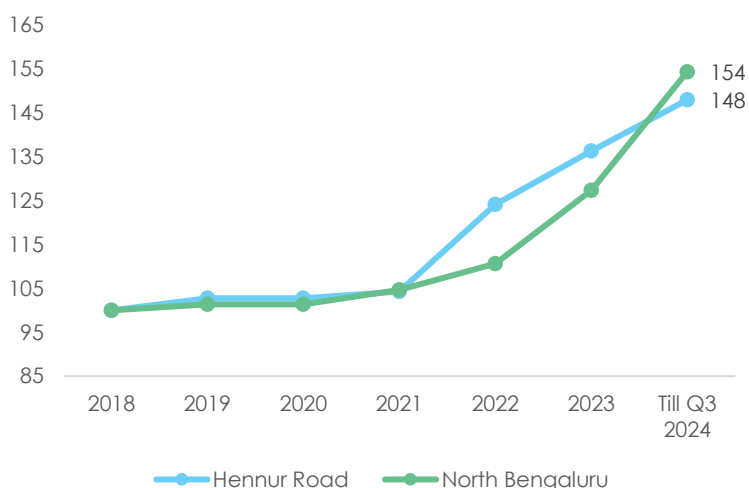
Budget-Wise Supply Trend

Available Inventory

The estimated time to liquidate the available inventory of Hennur Road is 9 months. The inventory comprises approximately 16% ready-to-occupy units and 84% units under construction.



Available Inventory (As of Q3 2024)



Price Index (Indexed to 2018)

Price Trend

Hennur Road's residential market has seen consistent growth since 2018. As of the end of Q3 2024, property prices have appreciated by 48%, reaching an average of INR 8,598/sqft. This upward trend is expected to continue, indicating future value appreciation for residential properties in the micro-market.



Typology Snapshot

Configuration	Average Size Range (Built-up Area)	Average Ticket Size (INR)	Average Rental (INR/Month)
1 BHK	520 sqft to 750 sqft	INR 48 lakh to 74 Lakh	INR 14K - 22K
2 BHK	950 sqft to 1390 sqft	INR 85 lakh to 1.5 Cr	INR 20K - 35K
3 BHK	1250 sqft to 1750 sqft	INR 1.12 Cr to 2.2 Cr	INR 30K - 60K



Price Appreciation in last 5 years: 45%

Note: BSP on built-up area

Outlook

Hennur Road is rapidly emerging as a sought-after destination for homebuyers in North Bengaluru due to its competitive pricing of residential units, well-maintained infrastructure including low waterlogging issues, abundance of greenery, thus contributing to a pleasant living environment.

Growth Potential of Hennur Road:

- KIADB IT Park:** The upcoming 6,300-acre hardware and software park by KIADB on Hennur Bagalur

Main Road promises to be a major economic driver, attracting businesses and professionals to the micro market.

- Improving Transportation Infrastructure:** The forthcoming Namma Metro line and Peripheral Ring Road are likely to enhance connectivity to various parts of the city, further boosting the real estate market.



About ANAROCK

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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>

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Authors

Abhai Mani Chaturvedi
Sr. VP, Research and Advisory

Meruga Pallavi
Manager, Research and Advisory

Vatsala E R
Asst. Manager, Research and Advisory

For research services, please contact:

Dr. Prashant Thakur
Regional Director &
Head of Research and Advisory
prashant.thakur@anarock.com

