

SARJAPUR ROAD, BENGALURU

Micro Market Report



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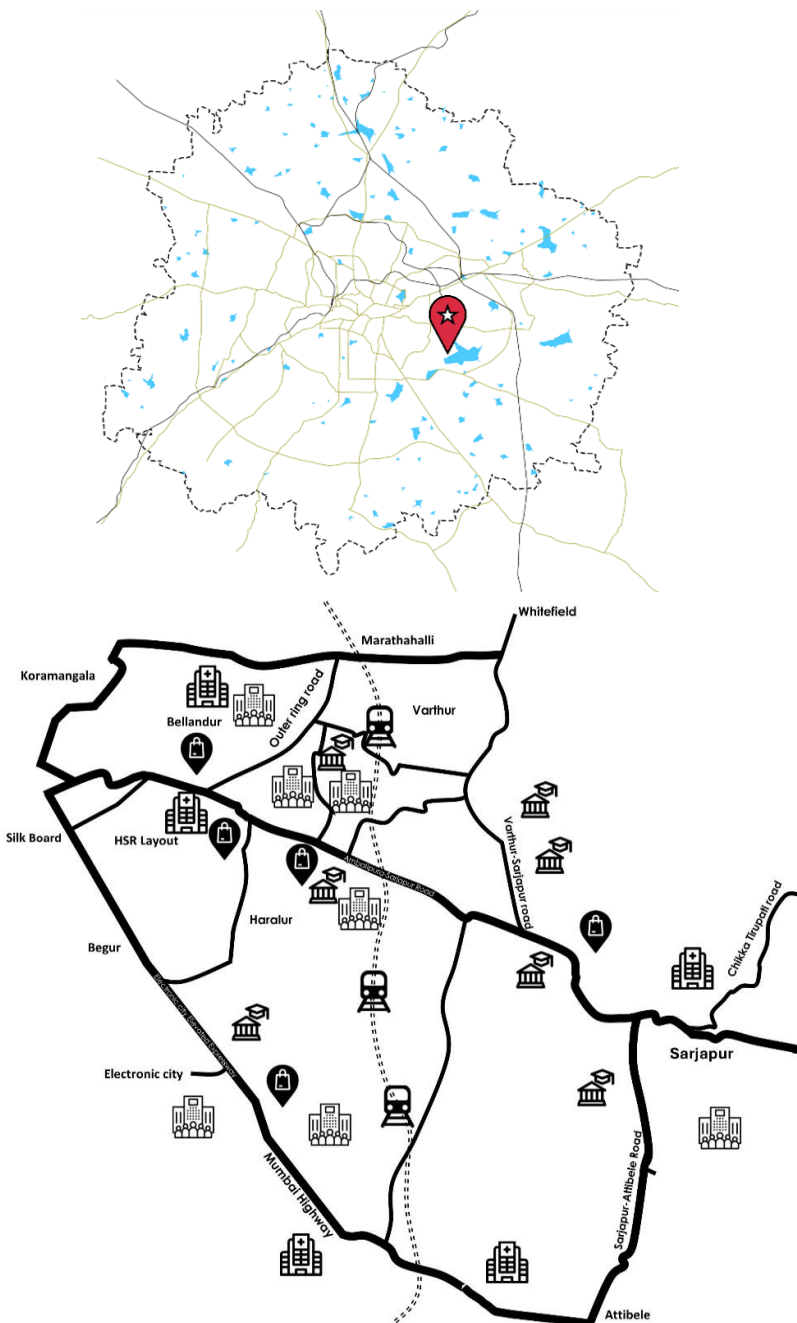
Outlook

Location Mapping

Sarjapur Road is a 22 km stretch, that begins from St. Johns' Medical college at Koramangala along the Hosur road and passes through Agara village, Ambalipura, Carmelaram, Dommasandra and ends at Sarjapur.

Previously, the entire stretch was underdeveloped and had the presence of villages with the residents primarily involved in farming activities. Bengaluru's remarkable evolution as a preferred IT-ITeS hub has led to the development of numerous micro markets and Sarjapur Road is one of the beneficiaries.

Sarjapur Road, located in Bengaluru's southeastern quadrant, has emerged as a thriving hub for both residential and commercial activities. Known primarily for its IT-ITeS corridor, which is considered the city's one of the IT hub. Its strategic location, with excellent road connectivity to key IT-ITeS clusters like Marathahalli, Whitefield, and Electronic City, makes it an attractive destination for IT professionals. Moreover, its proximity to important micro markets such as Koramangala, HSR Layout, and BTM Layout further enhances its accessibility.



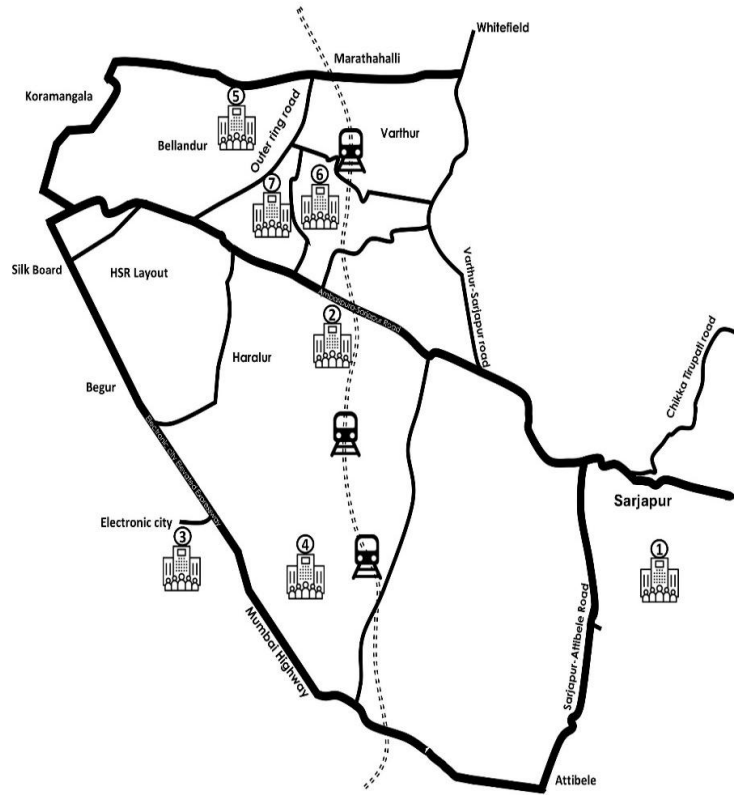
Map not to scale, for representation purposes only



Physical Infrastructure & Commercial Hubs

Sarjapur Road is well-connected to Bengaluru's major IT-ITeS hubs, including Electronic City, Whitefield, and other IT parks along the Outer Ring Road (ORR). Recent infrastructure developments, such as the signal-free corridor initiative, have significantly reduced travel time. The road also offers convenient access to Koramangala, Silk Board, and Marathahalli. Most high-traffic junctions are now equipped with flyovers or underpasses, ensuring smooth traffic flow. Furthermore, connectivity to NH-207 (towards Hoskote-Kolar) and NH-4 (towards Hosur) facilitates easy commuting. Stretching approximately 20 kilometers from the Outer Ring Road junction at Bellandur to Sarjapur, this vital road connects several key areas of Bengaluru, including the coveted Koramangala, Electronic City, Whitefield and Marathahalli. The upcoming extension of the Namma Metro Yellow Line is expected to further enhance accessibility by providing a direct connection between Sarjapur Road and the rest of the city.

- | | |
|--------------------------|----------------------------|
| 1. Infosys Head Quarters | 5. Prestige Tech Park |
| 2. Wipro IT SEZ | 6. Global Technology Park |
| 3. Infosys Limited | 7. Eco Space Business Park |
| 4. Tech Mahindra | |



Map not to scale, for representation purposes only

Social Infrastructure

Sarjapur Road has experienced significant development, with numerous residential and commercial projects taking shape. This growth has been complemented by enhancements in social infrastructure, including schools, colleges, hospitals, shopping malls, and multiplexes. This well-developed social infrastructure contributes to an enhanced quality of life in the micro-market.

Hospitals

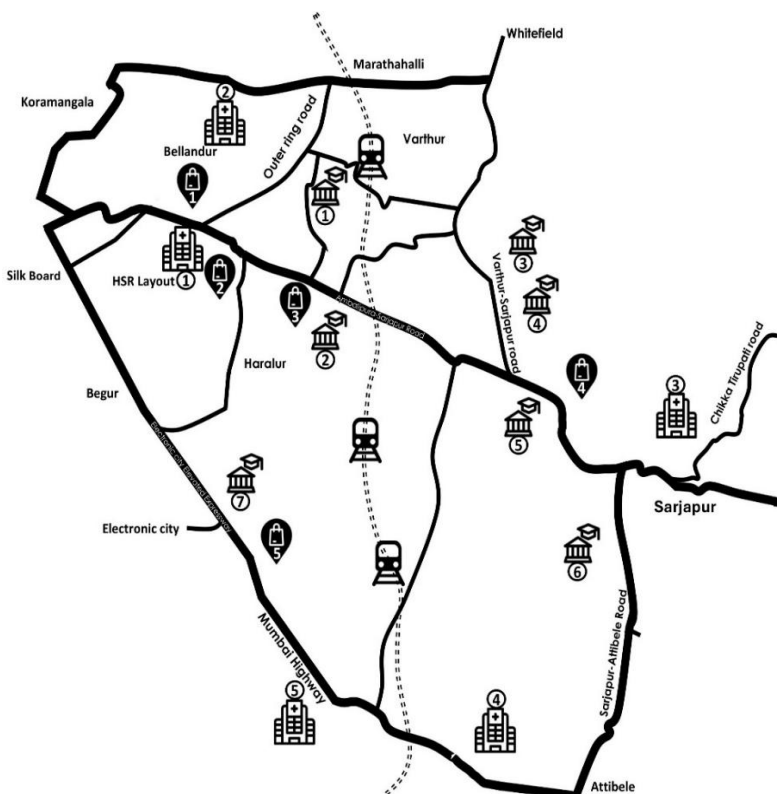
- | | |
|---------------------------|--|
| 1. Manipal Hospital | 4. Oxford Medical College Hospital |
| 2. Sakra world Hospital | 5. Narayan Institute of Cardiac Sciences |
| 3. Town Hospital Sarjapur | |

Educational Institutions

- | | |
|-----------------------------|----------------------------------|
| 1. New Horizon College | 5. Oakridge International School |
| 2. NPS Sarjapur Road | 6. Azmi Premji University |
| 3. Delhi Public School | 7. PES University |
| 4. The International school | |

Shopping Malls

- | | |
|----------------------------------|----------------------------|
| 1. Soul space Spirit Centro Mall | 3. Decathlon Sarjapur |
| 2. Total Mall | 4. Forum The Prestige City |
| | 5. M5 Ecity Mall |

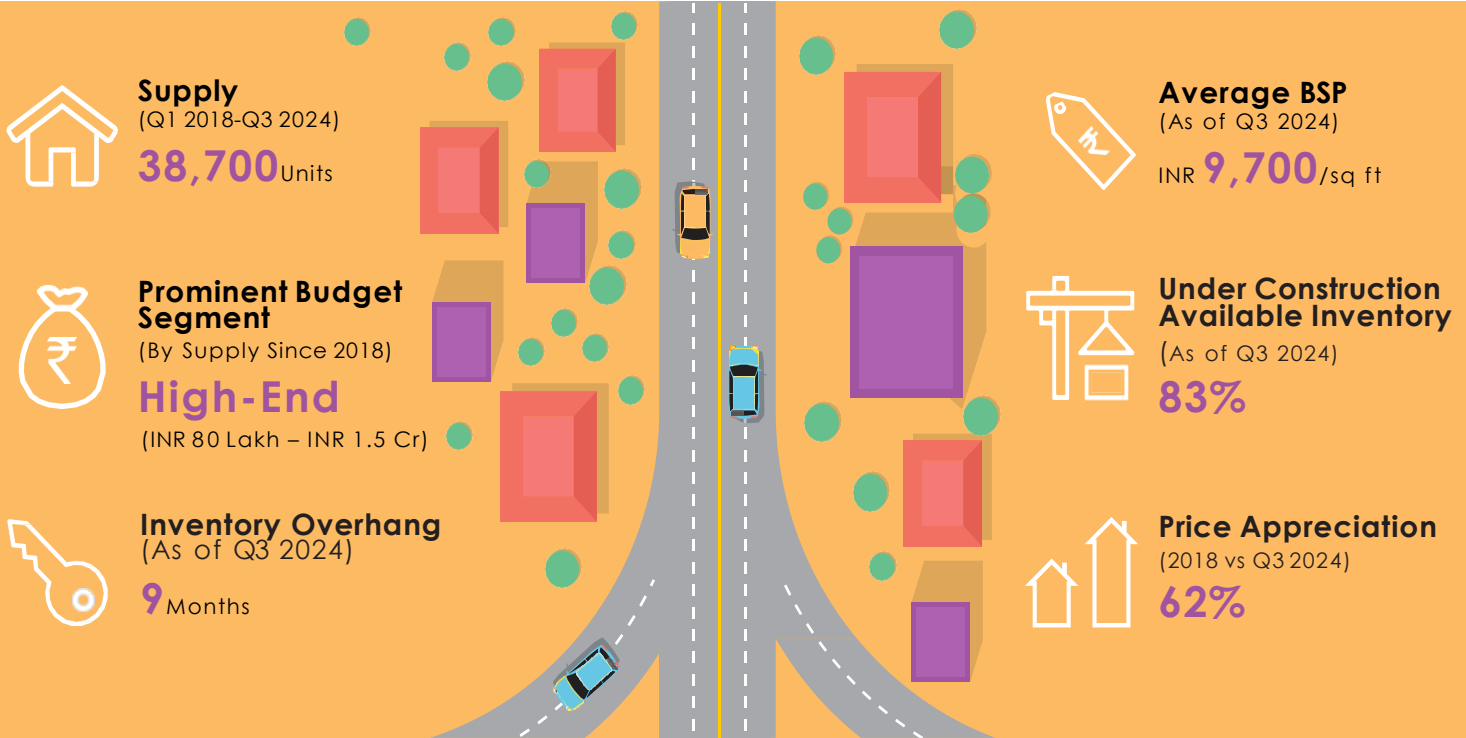


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Residential Real Estate Snapshot

Sarjapur road with 38,700 residential units launched from 2018 to Q3 2024, is among the fastest-growing micro markets in south-eastern part of Bengaluru with dominance in high-end budget range of INR 80 Lakh to INR 1.5 Cr. Sarjapur micro market has accounted for approximately 31% of the residential supply in the East Bengaluru from 2018 to Q3-2024.

As of Q3-2024, nearly 83% of the inventory in Sarjapur road is under construction, indicating robust development activity. Nearly 2,300 units are slated for completion within the next year. The micro market has experienced a price appreciation of around 62%, making it an increasingly lucrative investment destination.

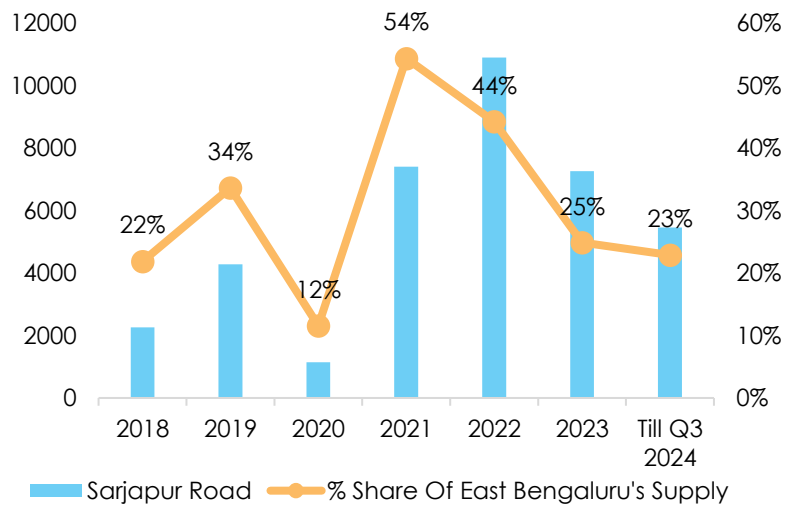


Supply

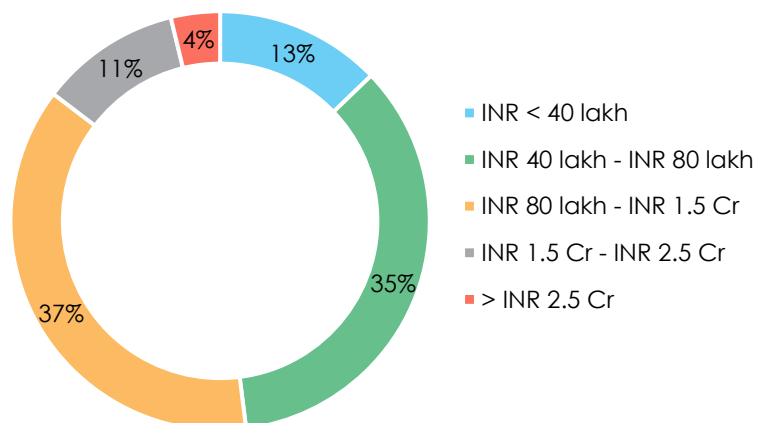
Sarjapur Road experienced substantial growth in residential real estate in 2021 and 2022, with a total of 18,300 residential units launched. 2022 marked the peak year, with over 10,900 units introduced.

Despite the COVID-19 pandemic challenges, developers prioritized new project launches, contributing to the increased supply in 2021 and 2022. However, the supply decreased in 2023 due to the preceding years' heightened activity. Notably, in the first three quarters of 2024, the micro-market's supply accounted for a significant 23% of East Bengaluru's total supply.

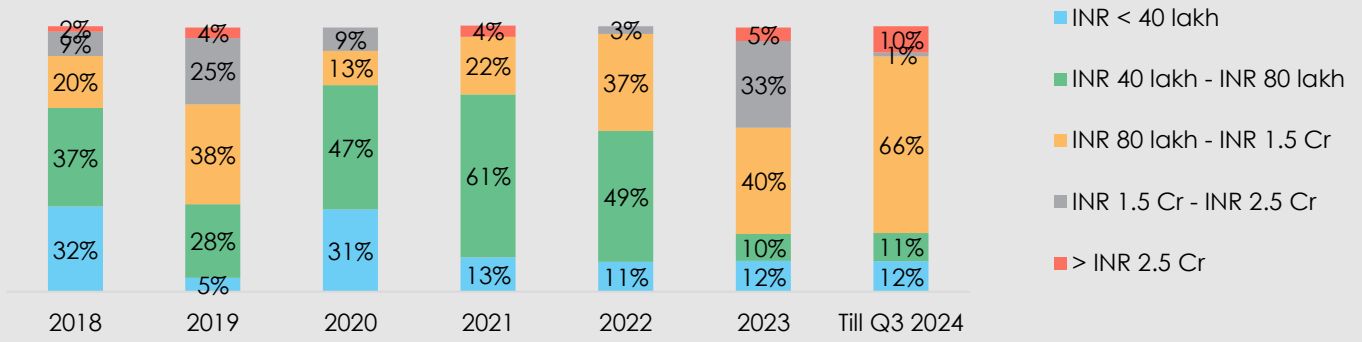
Approximately 37% of the total supply in the Sarjapur Road micro-market falls within the high-end residential segment, priced between INR 80 lakh and INR 1.5 Cr (from 2018 to 2024). Meanwhile, 35% belongs to the mid-segment, priced between INR 40 lakh and INR 80 lakh. During the same period, around 15% of the total supply consisted of luxury units priced over INR 1.5 Cr, while the affordable segment accounted for 13% of the overall supply.



Supply Trend



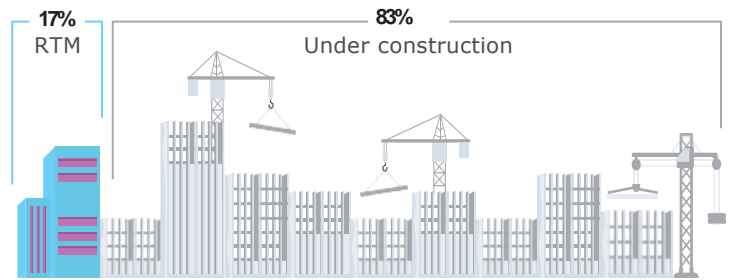
Budget-wise Supply (2018 – Q3 2024)



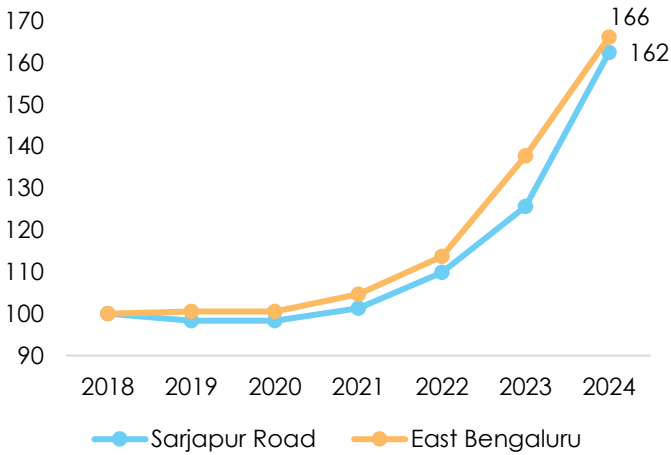
Budget-Wise Supply Trend (2018- Q3 2024)

Available Inventory

The estimated time to liquidate the available inventory of Sarjapur Road micro market is 9 months. The available inventory comprises approximately 17% ready-to-occupy units and 83% units under construction.



Available Inventory (As of Q3 2024)



Price Trend (Indexed to 2018)

Price Trend

Sarjapur Road has experienced a steady rise in property prices since 2018, fueled by the announcement of various infrastructure projects in this micro market. As of Q3 2024, the average property price had climbed to INR 9,700 per square foot. Given the consistent market performance of Sarjapur Road, the micro-market is poised for further capital appreciation in residential properties.



Typology Snapshot

Configuration	Average Size Range (Built-up Area)	Ticket Size (INR)	Rental (INR/Month)
1 BHK	500 sqft to 704 sqft	INR 55 lakh to 85 lakh	INR 15K - 30K
2 BHK	875 sqft to 1210 sqft	INR 94 lakh to 1.5 Cr	INR 28K - 55K
3 BHK	1240 sqft to 1900 sqft	INR 1.3 Cr to 2.7 Cr	INR 45K - 75K



Price Appreciation in last 5 years: 66%

Outlook

Sarjapur Road is rapidly emerging as a prime investment destination in Bengaluru's real estate market due to its strategic location and connectivity. The demand for residential real estate in the micro market is anticipated to increase, making it a highly attractive proposition for both homeowners and investors. upcoming ORR Metro Line (Silk Board-KR Puram) under Phase 2A of Namma Metro. This line will pass along the easternmost part of Sarjapur Road, with a station in Iblur. The entire Phase 2A and 2B project is expected to be completed by June 2026, further bolstering the region's connectivity

Several upcoming infrastructure projects are set to further enhance the appeal of Sarjapur Road. The Namma Metro Phase-3A line, a 36.5-km stretch from Sarjapur to Hebbal, is expected to be completed by 2031. This extension is likely to improve connectivity,

making commuting more convenient. Additionally, the Karnataka government's plans to develop the Peripheral Ring Road (PRR) and Satellite Town Ring Road (STRR) will further enhance connectivity to major highways and the Kempegowda International Airport.

Furthermore, the development of IT-ITeS parks and tech hubs in the vicinity is likely to attract more professionals, boosting the demand for residential real estate. The Karnataka Industrial Areas Development Board (KIADB) has also announced plans to develop a 647-acre industrial park between Sarjapur and Attibele, which could further drive economic growth and real estate demand. Given these positive factors, This micro market presents an ideal investment opportunity for both homeowners and investors seeking long-term value.

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](http://maharera.mahaonline.gov.in)

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Authors

Abhai Mani Chaturvedi
Sr. VP, Research and Advisory

Meruga Pallavi
Manager, Research and Advisory

Damburu Sahu
Manager, Research and Advisory

For research services,
please contact:

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

