



Thanisandra Main Road, BENGALURU

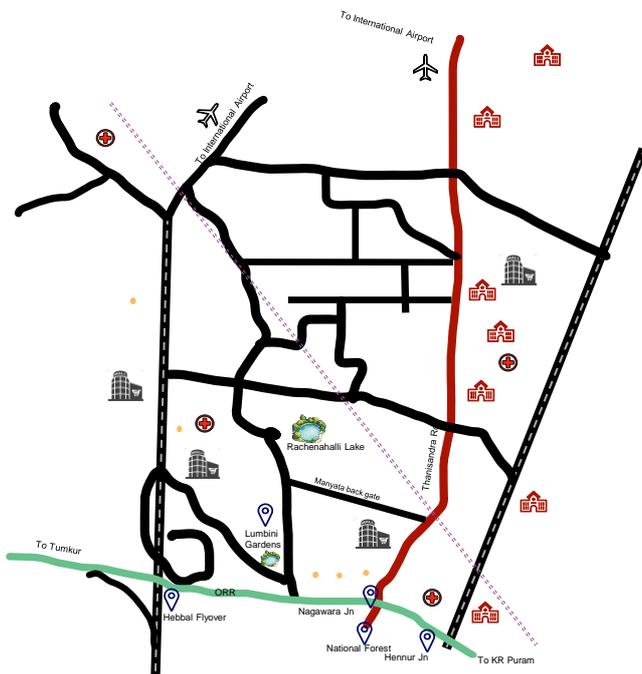
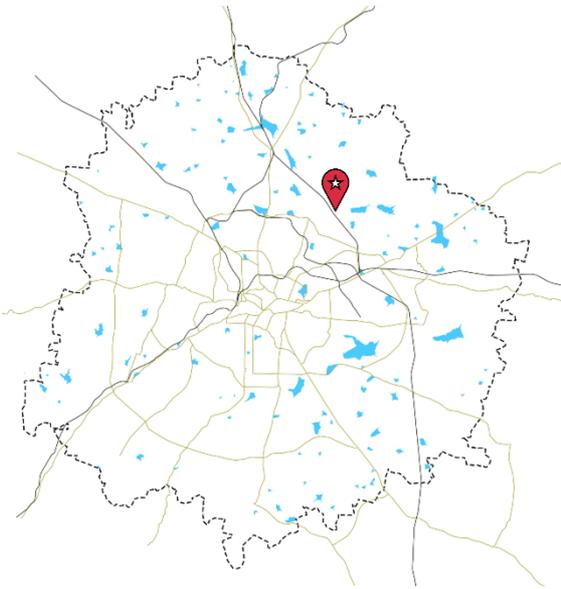
March 2024

Location Mapping

Thanisandra Main Road, located in the northern part of Bengaluru, stands out as one of the most preferred micro-markets for residential and commercial real estate. Its robust connectivity has fostered significant growth, linking the locality to prominent locations such as Hebbal, KR Puram, and Whitefield through the Outer Ring Road. The forthcoming Namma Metro rail along the micro market is poised to further augment connectivity, emerging as a pivotal factor driving demand for both residential and commercial properties in this region.

In recent years, Thanisandra Main Road has witnessed substantial growth in residential and commercial real estate, spurred by the presence of major employments hubs like Manyata Tech Park and Kirloskar Business Park. These developments have propelled the residential and commercial sectors of this micro-market, offering homebuyers a diverse range of housing options—from affordable to luxury being developed by a wide spectrum of developers.

The key factors contributing to the growth of the Thanisandra Main Road Micro Market include easy access to different locations, well-developed infrastructure, appreciation prospects, healthy rental returns, and promising future employment opportunities.



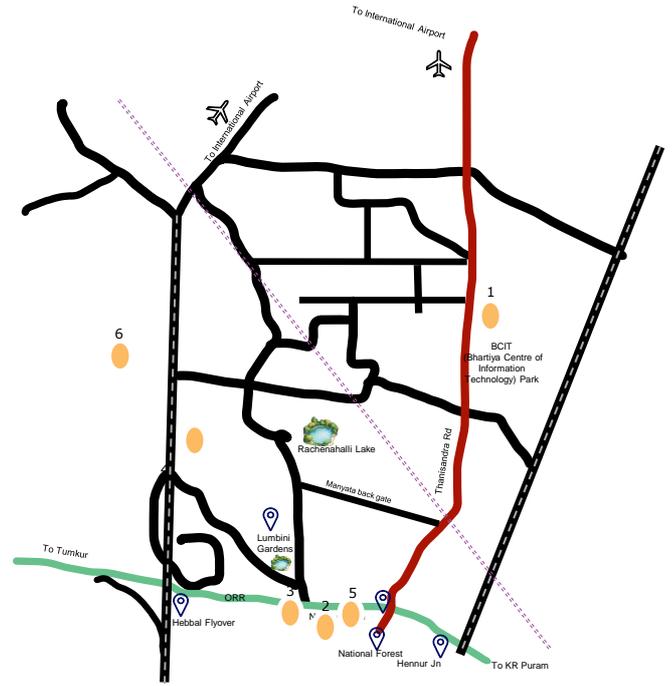
Map not to scale, for representation purposes only



Physical Infrastructure & Commercial Hubs

Thanisandra Main Road is well-connected to major parts of Bengaluru through the Outer Ring Road, Bellary Road (NH 44) and Hennur Main Road. The closest railway stations are Yelahanka Junction, Bengaluru Cantonment, and Yeshwanthpur Junction. The presence of SEZ and major IT-ITeS companies such as IBM, TCS, Philips, etc., in this area has played a pivotal role in fostering the growth of both commercial and residential real estate in this micro-market. The upcoming metro rail connectivity, covering a 28-kilometer line to Kempegowda International Airport via Nagawara, RK Hegde Nagar, Jakkur, and Yelahanka, is poised to enhance the growth of both commercial and residential properties in this region.

1. BCIT (Bhartiya Centre of Information Technology) Park
2. Embassy Manyata Business Park
3. Karle Town Centre SEZ
4. Kirloskar Business Park
5. MS Ramaiah Tech Park
6. L & T Tech Park



Map not to scale, for representation purposes only

Social Infrastructure

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



Map not to scale, for representation purposes only

Hospitals

1. Columbia Asia Hospital
2. Regal Hospital
3. Yelahanka Govt Hospital
4. Shri Vijaya Laxmi Hospital & Trauma Center

Educational Institutions

1. Vidyashilp Academy
2. Gomathy Global School
3. Delhi Public School
4. Reva Institute of Technology
5. Karnataka College of Pharmacy
6. Manipal University
7. Diana College
8. Bangalore International School
9. Indian Academy

Shopping Malls

1. Bhartiya Mall of Bengaluru
2. Elements Mall
3. Esteem Mall
4. Phoenix Mall of Asia

IT Companies

1. BCIT Park
2. Karle Town Centre SEZ
3. Kirloskar Business Park
4. MS Ramaiah Tech Park
5. L&T Tech Park

Residential Real Estate Snapshot

Considering the timeframe from 2016 to 2023, the Thanisandra Road micro-market witnessed approximately 13,100 residential unit launches. Between 2016 and 2023, approximately 40% of the residential units launched along Thanisandra Road are ready for occupancy, while 35% are projected to be completed within the next two years.

The remaining 25% of launched residential units are expected to be ready after the two-year mark. During this timeframe, the Thanisandra micro-market constituted 17% of the overall residential supply in North Bengaluru.



Supply
(2016-2023)
13,100
Units



Prominent Budget Segment
(By Supply Since 2016)
Mid-Segment
(INR 40 Lakh – INR 80 Lakh)



Available Inventory
(As of Q4 2023)
3,200
Units



Average BSP
(As of 2023)
INR 6,690
/sq ft



Under Construction Available Inventory
(As of Q4 2023)
69%



Price Appreciation
(2016 vs 2023)
37%

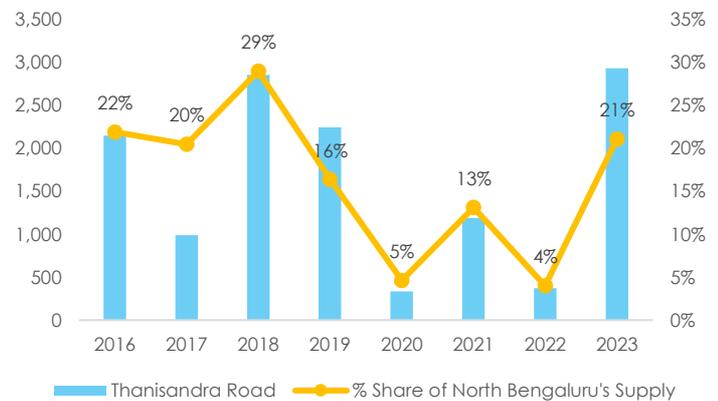
Supply

In the period spanning 2016 to 2023, the year 2023 stands out as witnessing the highest surge in new residential supply along Thanisandra Road, with approximately 2,900 units—a notable increase surpassing the previous peak recorded in 2018, where around 2,850 units were launched. Notably, the peak supply in 2023 was observed in Q4, with nearly 1,500 units introduced to the micro-market.

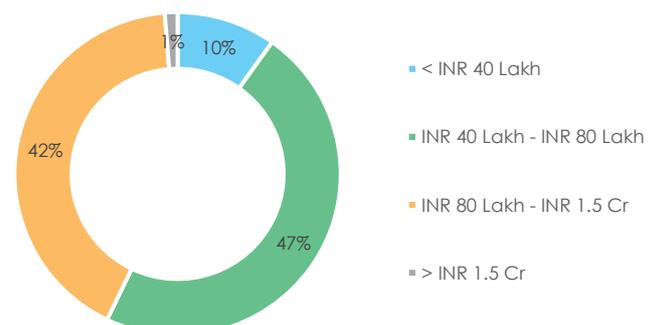
Following the repercussions of COVID-19, there was a downturn in new launch projects; however, the current real estate market of Thanisandra Road is exhibiting steady growth. With growing demand for housing in the region, developers are expected to introduce new projects in this micro-market.

From 2016 to 2023, there has been consistent growth in the mid-segment range of INR 40 lakh to INR 80 lakh, constituting approximately 47% of the overall supply. The post-pandemic years were particularly noteworthy for the high-end segment, spanning from INR 80 lakh to INR 1.5 Cr.

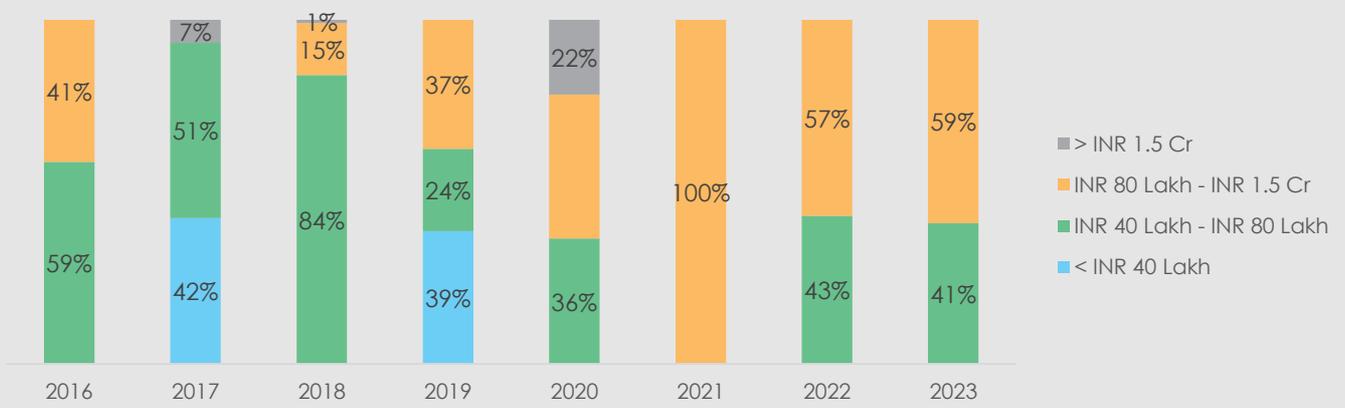
During the period from 2016 to 2023, the supply in the high-end segment accounted for almost 42% of the total residential supply.



Supply Trend



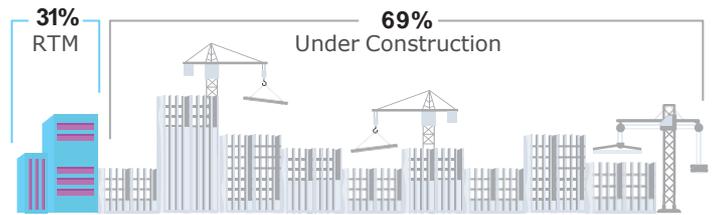
Budget-wise Supply (2016- 2023)



Budget-Wise Supply Trend

Available Inventory

The micro-market has around 3,200 units available for sale, out of which 31% are RTM. The remaining 69% of the units are at various stages of construction.



Available Inventory (As of Q4 2023)



Price Trend (Indexed to 2016)

Price Trend

As of 2023, the average capital value of housing units on Thanisandra Road stands at INR 6,690/sqft, reflecting a growth of 37% over the past 8 years, spanning from 2016 to 2023. Notably, the micro-market experienced its most significant surge in property prices between 2022 and 2023, with an uptick of 16%. This upward trend can be linked to ongoing infrastructure developments and the burgeoning employment hubs in the northern part of Bengaluru.



Key Projects in the Micro-Market



Bhartiya Nikoo Homes V Phase I

Bhartiya City

Micro-Market	Thanisandra
BHK Type	Studio,1,2,2.5,3,3.5,4
Launched Quarter	Q4-2023
Expected Possession Date	Aug 2029
Launched Units	876
Current Price Range (INR/sq ft)	10,400-10,900

Goyal Orchid Salisbury

Goyal & Co

Micro-Market	Thanisandra
BHK Type	1,2,3
Launched Quarter	Q4-2023
Expected Possession Date	Dec 2028
Launched Units	663
Current Price Range (INR/sq ft)	9,500-10,000

Sobha Dream Gardens Phase 3 Wing 3 And 4

Sobha Limited

Micro-Market	Thanisandra
BHK Type	1,2
Launched Quarter	Q1-2023
Expected Possession Date	Dec 2027
Launched Units	364
Current Price Range (INR/sq ft)	10,700-11,200

DS Max Shresta

DS-Max Properties Pvt. Ltd.

Micro-Market	Thanisandra
BHK Type	2,3
Launched Quarter	Q1-2023
Expected Possession Date	Dec 2027
Launched Units	281
Current Price Range (INR/sq ft)	4,500-5,000

Trendsquares Ambience

Trendsquares Constructions

Micro-Market	Thanisandra
BHK Type	2,3
Launched Quarter	Q2-2023
Expected Possession Date	Jun 2024
Launched Units	195
Current Price Range (INR/sq ft)	8,700-9,200

Note: BSP on built-up area

Outlook

Thanisandra Main Road, home to several IT-ITeS organizations and SEZs, has become a magnet for real estate investors, giving rise to a variety of residential and commercial projects. Major initiatives such as KIADB Park, IT Investment Region, Devanahalli Business Park, Bagalur KIADB IT SEZ (5000 Acres), Bagalur Finance City (50 Acres), Hardware Park, and SHELL Park are expected to generate a wide range of employment opportunities. This, in turn, is anticipated to contribute significantly to the growth of the real estate sector in Thanisandra.

Additionally, the values of residential and commercial real estate in the Thanisandra Main Road micro-market are expected to witness a rise with the operation of the Namma metro rail network in the region, bringing good capital value to the Thanisandra Main Road micro-market.

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 six 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

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Authors:

Abhai Mani Chaturvedi
VP Research

Meruga Pallavi
Manager Research

Vatsala E R
Asst. Manager Research

For research services, please contact:

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

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