

MON, MAR 13, 2023 | UPDATED 20:06 PM IST



# THE TIMES OF INDIA

- Opinion
- Times View
- Readers' Blog
- Times Evoke
- City
- India
- World
- Entertainment
- Sports
- Spirituality
- Business


NEWS / BLOGS / CITY / BANGALORE / North Bengaluru's real estate goes big

BANGALORE

## North Bengaluru's real estate goes big

October 23, 2022, 8:49 PM IST / Bijay Agarwal in Voices, Bangalore, TOI

- FACEBOOK
- TWITTER
- LINKEDIN
- EMAIL



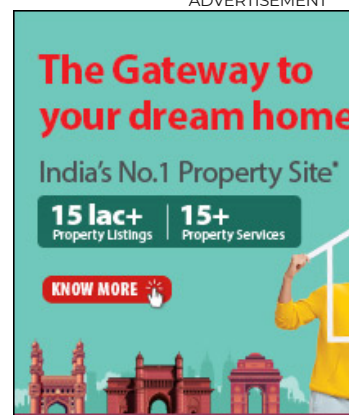
**Bijay Agarwal**  
Bijay Agarwal, MD,  
Sattva Group

Bengaluru—the pulse of modern India's economic upturn and the start-up capital of the country has outgrown its regional roots and is now a global phenomenon. The city is an investor's paradise for all the right reasons—the ease of doing business, the sturdy governmental support, a larger-than-life incentivized environment, and the world-class corporate culture raise the city's identity and put it ahead of its peers.

Traditionally, Bengaluru's business and commercial nodes ran through its central and southern districts, while up-and-coming clusters sat at the city's edges. Naturally, these businesses have since crisscrossed geographic boundaries, and unconventional markets are usurping the status quo and witnessing a real estate

WRITE FOR TOI BLOGS

ADVERTISEMENT



### BLOGS BY BIJAY AGARWAL

- 1 The future of Indian real estate in 2023
- 2 Emerging trends in real estate and the year gone by

MORE BLOGS >

boom. In the wake of recent developments, North Bengaluru is emerging as a viable economic and residential prospect with a long-term allure that's only getting bigger.

### In proximity of opportunity

North Bengaluru's primary appeal lies in its closeness to Kempegowda International Airport. With its arrival, the area has grown from a remote outlier to a vital cog in the city's machinery, the nearby geography becoming a stretch of manufacturing and business opportunities for conglomerates, IT firms, and, unsurprisingly, aviation-focused projects. A massive aerospace park with an aerospace-related special economic zone (SEZ) has been set up at Devanahalli, with several component manufacturers commencing production and more in line. Connectivity to one of India's busiest airports has necessitated constant infrastructure development, the latest being the ongoing Phase 2B of Namma Metro, linking the northern suburbs to their counterparts through an extended rail network. This flurry of activity has gradually nudged North Bengaluru towards prominence, drawing institutions, hospitals, and retailers to the scene—with more investments expected as the airport continues to handle increasing passenger traffic.

### Real estate is booming

The northern belt sits at the junction of critical industrial corridors and is home to imminent technology hubs and existing IT/ITeS and business parks. And with professionals choosing to move closer to their place of work, real estate demand is

### TOP VOICES



**Avijit Ghosh**  
Addictions



**SA Aiyar**  
Swaminomics



**Chetan Bhagat**  
The Underage Optimist,TOI Edit Page



**Swapan Dasgupta**  
Right & Wrong,TOI Edit Page

ADVERTISEMENT

### TOP EDITORIALS

- 1 The real Alpcalypse: It's not colonisation by the machines but by Western algorithms that India needs to ward off – with our own hardware, software, chips and large language models
- 2 Migrants are all of us: Tamil Nadu controversy shows how much of the colonial legacy of mistreating migrant workers survives. And any protective law will have to address complex questions
- 3 Green to grey: How we ruined the beautiful Indian countryside

high, and housing projects are quickening. There is sufficient return on investment on these projects due to the sheer number of workplace populaces that are young, high-earning, and willing to splurge on comfortable living. And with over three lakh jobs expected in North Bengaluru over the next three years, residential units will flourish.

Proprietors are also attracting corporate lessees with a mix of business and pleasure, adding top-notch features that display stylish hospitality, comprehensive functionality, and comfortable access points at low occupancy rates. These flagship properties are lining North Bengaluru's new appearance and—combined with the relatively low land acquisition cost and healthy rental appreciation—contribute to the region's status as a rewarding real estate choice.

### **Infrastructure to rival Bengaluru's best**

Urban reforms in the region have worked wonders for North Bengaluru's public image. Traffic management across Hebbal, Thanisandra, Yelahanka, and adjoining areas integrates public transport smartly and offers easy connectivity to rail and highways. Civic master plans and efforts, such as ring road projects, are in various stages of development—they will streamline vehicular movement to and from the outskirts and decongest the lanes around the greater airport area once completed.

With its impressive local infrastructure and vibrant lifestyle, North Bengaluru offers people an amenity-filled, decongested alternative to the city proper.

### A future of promise

As the real-estate tide shifts its focus toward the north, Bengaluru will soon welcome a new high-density residential cluster. North Bengaluru is ready to shed the last of its suburban personality and transform into a fashionable, exciting district filled with commercial hotspots and happening social establishments, ranging from urban malls to glitzy hotels. The anticipated market growth driven by several ongoing and planned projects, developments, and infrastructure upgrades makes North Bengaluru an appetizing option for investors and developers. The region will be the new face of Bengaluru's cosmopolitan dreams and help accelerate the city's already-immense global recognition.

FACEBOOK	TWITTER
LINKEDIN	EMAIL



START A CONVERSATION

ADD COMMENT

#### DISCLAIMER

Views expressed above are the author's own.

END OF ARTICLE

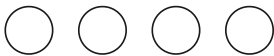


## THE TIMES OF INDIA

Powered by **TIMES INTERNET**

About us	Advertise with us
Create Your Own Ad	RSS
Terms of Use and Grievance Redressal Policy	Newsletter
Privacy policy	Feedback
	ePaper
	Sitemap
	Archives

### FOLLOW US ON



### OTHER TIMES GROUP NEWS SITES

The Economic Times	Vijaya Karnataka
Hindi Economic Times	Telugu Samayam
Navbharat Times	Tamil Samayam
Maharashtra Times	Malayalam Samayam
	Ei Samay
	I am Gujarat

### POPULAR CATEGORIES

Headlines	Health & Fitness Tips
Sports News	Indian TV Shows
Business News	Celebrity Photos
India News	
World News	
Bollywood News	

### TOP TRENDS

DC vs RCB	Coronavirus News
WPL Live Score	Hubballi Railway Platform
H3N2 Virus	Same Sex Marriage in India
WTC Final 2023	Ravichandran Ashwin
Karnataka Election	Bank Holidays in March
Indigo Flight Emergency Landing	Karnataka Elections 2023
Same Sex Marriage	Cryptocurrency Price in India
TTD Temple Chennai	IPL Schedule 2023
Parliament Session Live	
Rahul Gandhi	

### HOT ON THE WEB

Oscars 2023 Predictions	Samantha Ruth Prabhu
Oscars 2023	Satish Kaushik
Deepika Padukone	Tu Jhoothi Main Makkaar Review
Kiara Advani	Tu Jhoothi Main Makkaar
Disha Patani	Baby Name

### TRENDING TOPICS

Oscars 2023 Live Update	Best Food For Health
Ram Charan	Tu Jhoothi Main Makkaar Collection
Oscars 2023 Winners List	Samyuktha
Jr NTR	Tu Jhoothi Main Makkaar Movie Review
Deepika Padukone	Bollywood Blackbuster Movie
Oscars 2023 Winner List	Best Desserts
The Elephant Whisperer	Vivo Y55s
Satish Kaushik Death	Laptops under 30000
Neena Gupta	
Ranbir Kapoor	

TimesPoints  
Indiatimes  
Brand Capital  
Education  
Times

Times Food  
Miss Kyra  
Mumbai Mirror  
Bangalore  
Mirror

WPL Schedule  
2023

**LIVING AND ENTERTAINMENT**

iDiva  
MensXP.com  
Femina  
ETimes  
Grazia  
Zoom  
Travel  
Destinations  
Bombay Times  
Cricbuzz.com  
Filmfare  
Online Songs  
TV  
Lifestyle  
Longwalks App  
Newspaper  
Subscription  
Food News  
Times Prime  
Whats Hot

WiFi Routers

Tablets under  
15000

**SERVICES**

CouponDunia  
Magicbricks  
TechGig  
TimesJobs  
Bollywood  
News  
Times Mobile  
Gadgets Now  
Careers  
Colombia

---

Copyright © 2023 Bennett, Coleman & Co. Ltd. All rights reserved. For reprint rights: Times Syndication Service