

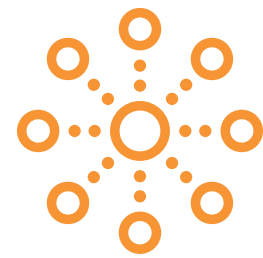
KANAKAPURA ROAD | EMERGING RESIDENTIAL CORRIDOR



HOUSING

Characterized by presence of independent dwelling units and mid-large scale layout and apartment developments. Demand for housing in the micro-market is fuelled by limited housing supply and sky high prices in the neighbouring micro-market such as Bannerghatta Road, Banashankari and JP Nagar.

Close proximity to Bannerghatta Road and Electronic City makes for easy city drives in peak hour traffic. As the corridor between two major areas (Bannerghatta Road and Jayanagar), Kanakapura Road is heading to have one of the city's best roads and transportation systems, making it easy and convenient to get to work or away for a weekend.



CONNECTIVITY



SOCIAL INFRASTRUCTURE

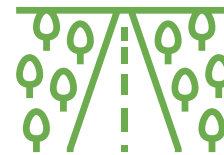
Close proximity to schools, colleges and professional training has attracted people from different strata's of society and different age groups. The connectivity to hospitals and commercial hubs makes for good quality living.

KANAKAPURA ROAD | CONNECTIVITY

The NICE road has substantially improved connectivity from Kanakapura road to IT hubs located in Electronic City, Bannerghatta Road and Mysore Road.

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CONNECTIVITY



METRO ACCESS ALONG KANAKAPURA ROAD

With the six proposed Namma Metro stations from Puttenhalli to Anjanapura-NICE Road Junction, access to residential localities along the Kanakapura Road is bound to dramatically improve in the very near future.

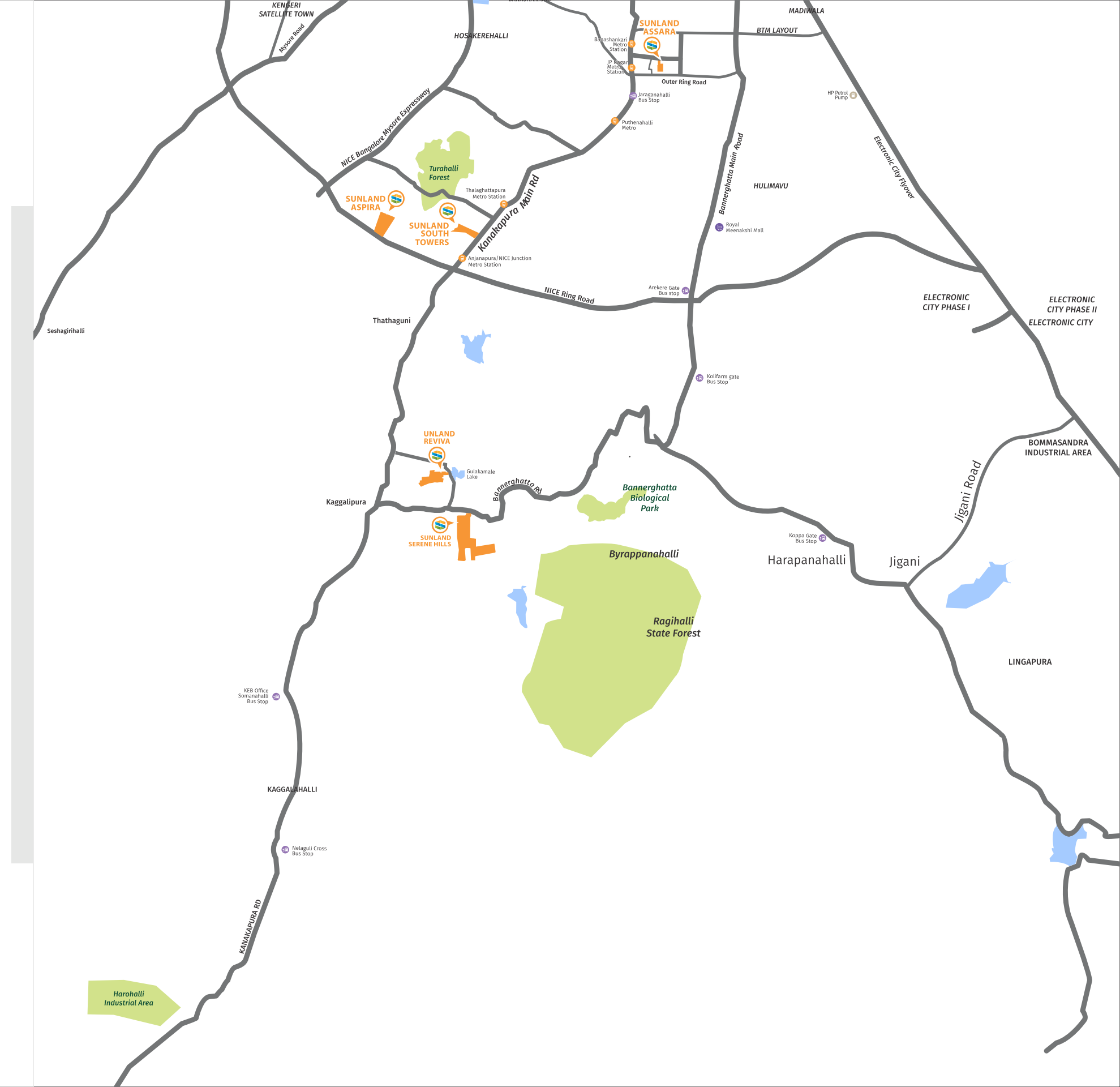
Besides, the 300-foot six-lane road proposed by NHAI, replacing the current 60-foot-wide road between NICE Road Interchange and all the way up to Coimbatore passing Kanakapura town will regulate traffic in the stretch indisputably.

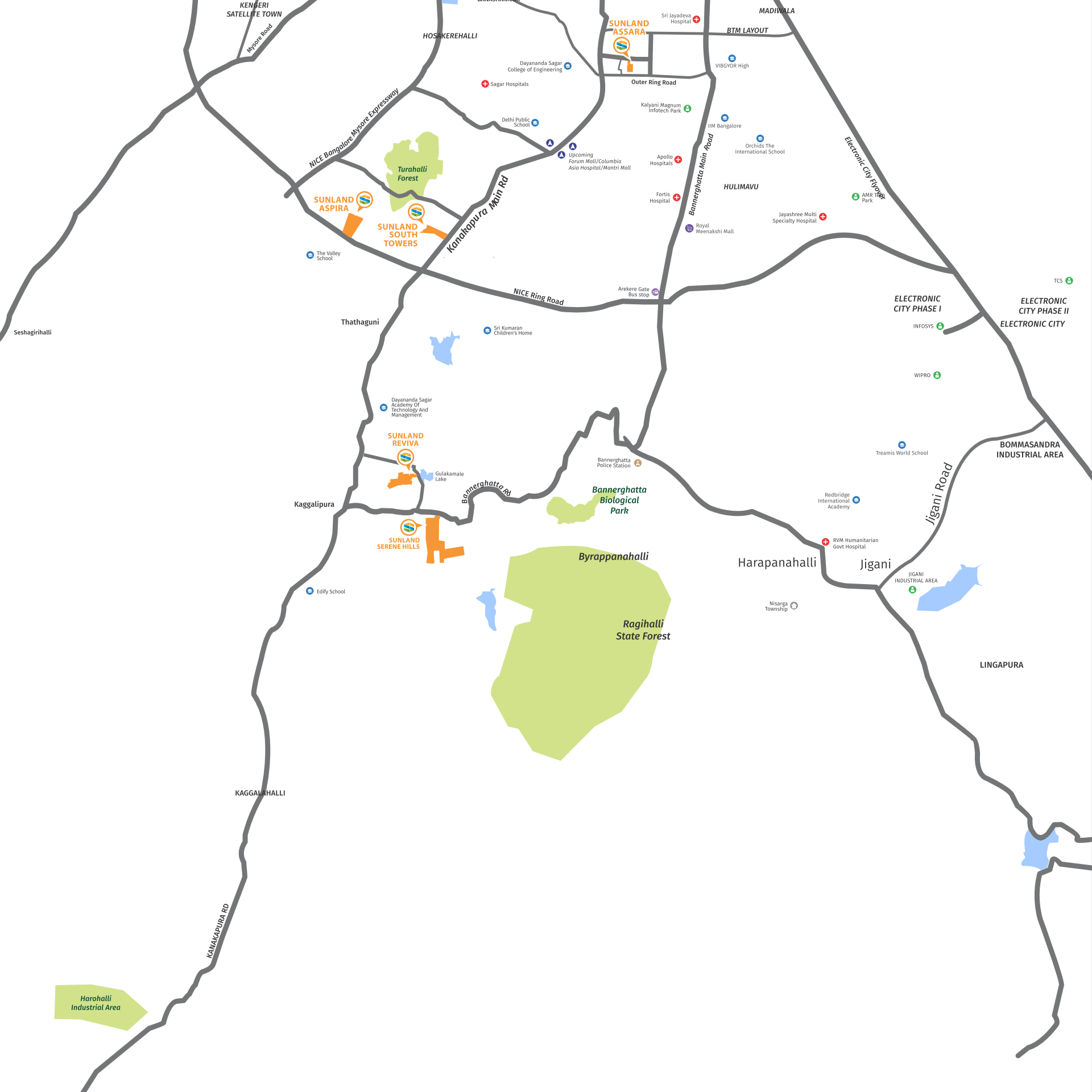
SIX-LANE NATIONAL HIGHWAY



OUT-BOUND TRANSPORTATION

The stretch also offers proximity to main railway and bus stations like: Kengeri Rail/Bus Station, Nayandahalli Metro Rail Station, Bangalore City Junction Rail/Bus Station (60 mins), Banashankari Bus Station. Kanakapura Road is connected to major cities like Coimbatore, Kollegal, Chamrajnagar and Sathyamangalam.





KANAKAPURA ROAD

The area has great connectivity to various prestigious educational institutions, hospitals, commercial hubs and other leisure activities that ensure that you have a social life and great access to basic needs.



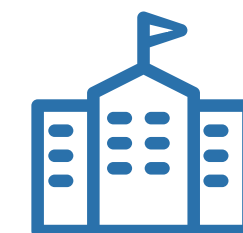
SOCIAL INFRASTRUCTURE

With the rise in development by the country's leading property developers Kanakapura Road is emerging as an investment hotspot for those who seek to live and invest in residential or commercial spaces. Large investments have created many self-sufficient townships leading to further growth and development.

The stretch also offers proximity to a number of speciality and multi-speciality hospitals like: Apollo Hospital, Fortis Hospital, BGS Global Hospital to name a few. Columbia Asia's proposed Hospital in South Bangalore is said to be situated on Kanakapura Road.



HOSPITALS



EDUCATION

With the presence of excellent schools and colleges such as Kumaran's School, Jnana Sweekar Public School, Delhi Public School, KS Institute of Technology, The ValleySchool, Dayanand Sagar Engineering College, Edify School, A.P.S College of Engineering, Jain University, BGS International School and others, Kanakapura Road has already established itself as a well known educational hub.

KANAKAPURA ROAD

'Pyramid' the world's largest meditational Pyramid with the vision of "Masters of the world...unite" on Kanakapura road, is just one of the few spiritual adobes that dot this area. Creating a stress-free mind and a violence-free society is the philosophy of Art of Living foundation that also has its International headquarters located here.

SPIRITUAL AND CULTURAL ADOBES

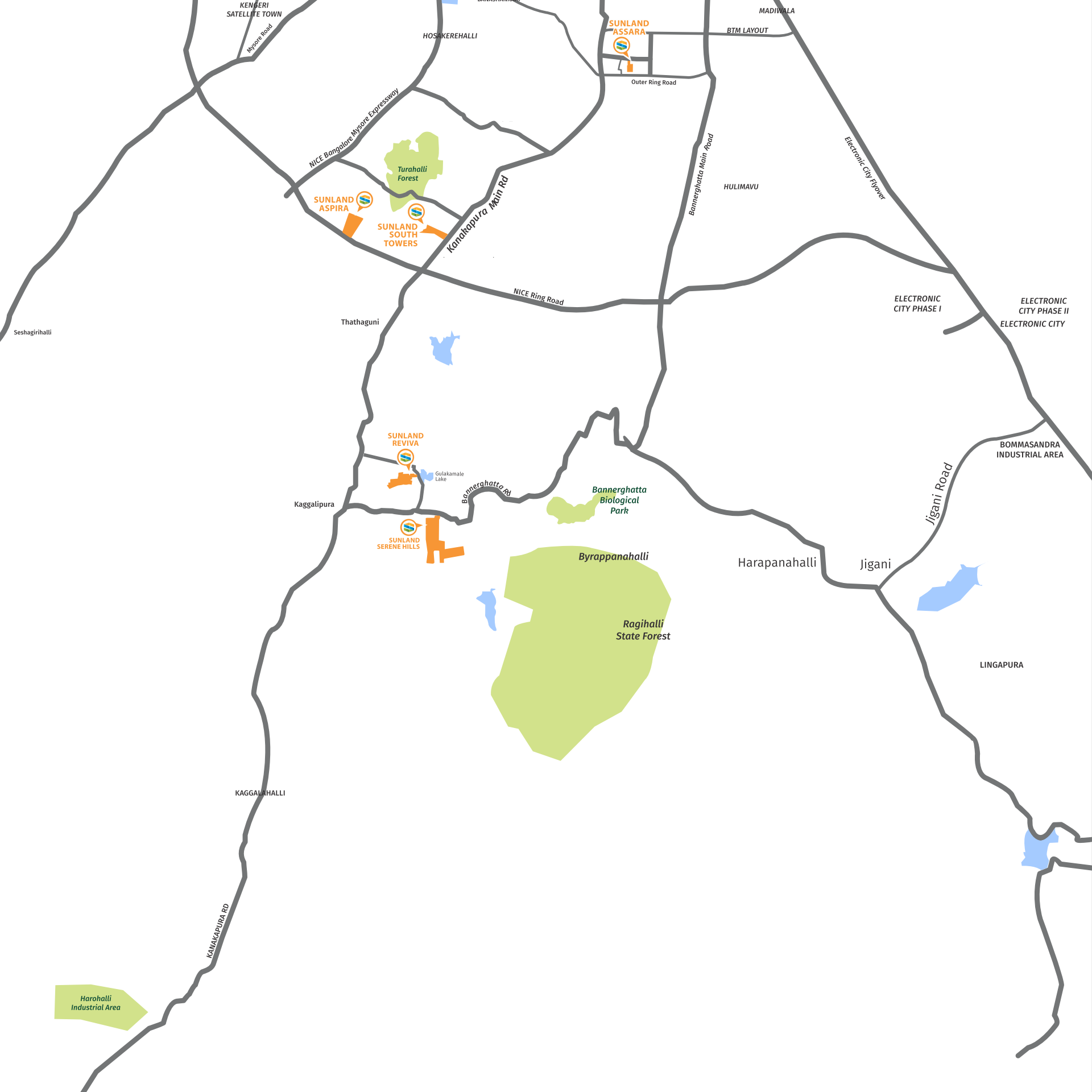


RECREATION

Besides numerous local markets to shop from, proximity to a large number of malls like the Central Mall, Royal Meenakshi Mall, Metro Cash n Carry and Shoppers Stop is a boon to all shopaholics. Upcoming projects like the Forum Mall and Mantri Galleria Mall will leave one spoilt for choice.

The proposed ISKON's 4D technology based Krishna Leela Park will be the a prominent tourism driver and add to the current tourist attractions like: Mekedatu, Chunchi Falls and Bilikal Rangaswamy betta. Guhantara, Holiday Village, Khedda Resort, Embassy Walk, Elim Resort, Bindra Resorts, Tamarind Tree, Vishranthi Dhama are just a few of the current hotspots which have already been instrumental in drawing tourist crowd.





KANAKAPURA ROAD

Kanakapura Road is emerging as a preferred residential destination as it is located away from the main activity zone but well connected.

NATURAL RESOURCES



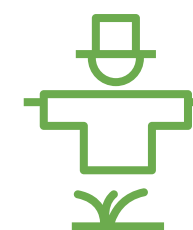
WATER

Home to over three large lakes and numerous small water bodies, Kanakapura Road has a high groundwater level.

With the Turahalli forest, Ragihalli State forest and the Bannerghatta National Park in the vicinity Kanakapura Road has the right balance of nature and development. A scenic and healthy living along with the convenience of development.



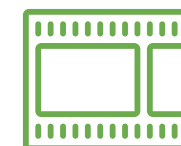
GREEN COVER



EARTH AND AIR

Home to the fertile red soil, this region is a great area to farm, whether be it a farmhouse or an organic farm in the backyard. The mixed elevations in the land creates many wind tunnels making for a great local climate throughout the year and providing great ventilation.

With great connectivity and tranquillity - Kanakapura is enjoying a major renaissance as more people are moving across to enjoy the culture and peace of the Bangalore they knew. "The Garden City" isn't a misnomer here. The farmland in the area produces a bounty of fresh local produce in the summer, and the green cover makes for a climate that Bangalore was once known for.

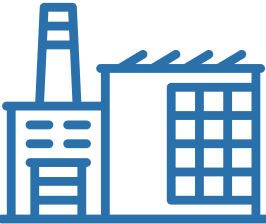


RENAISSANCE

Harohalli Industrial Area

KANAKAPURA ROAD

Kanakapura Road in south Bangalore is the residential and commercial corridor that registered exponential growth over the last few years.

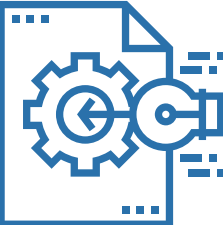
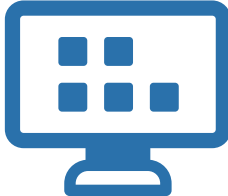


INDUSTRIAL GROWTH

Kanakapura Road has witnessed large investments by many established corporates like Saint Gobain, Toyota, A.O Smith, Namdhari, Anthem Bio Sciences – Unit II, Orchid Laminates, Carl Becham Lubricants, Ingersoll Rand to name a few.

The NICE Corridor and the Metro has created great connectivity which has made commuting to major IT Hubs like Electronic City and Bannerghatta Road housing several companies like Infosys, Wipro, BHEL, TCS and others are just a mere 30 minute commute.

IT CORRIDOR



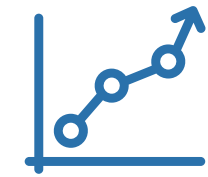
DEVELOPMENT

Upcoming projects like the 300 acre all women Tech Park, Harohalli Industrial Estate, Jigani Industrial Estate, Metro Phase II and more has led to a major growth around the development.



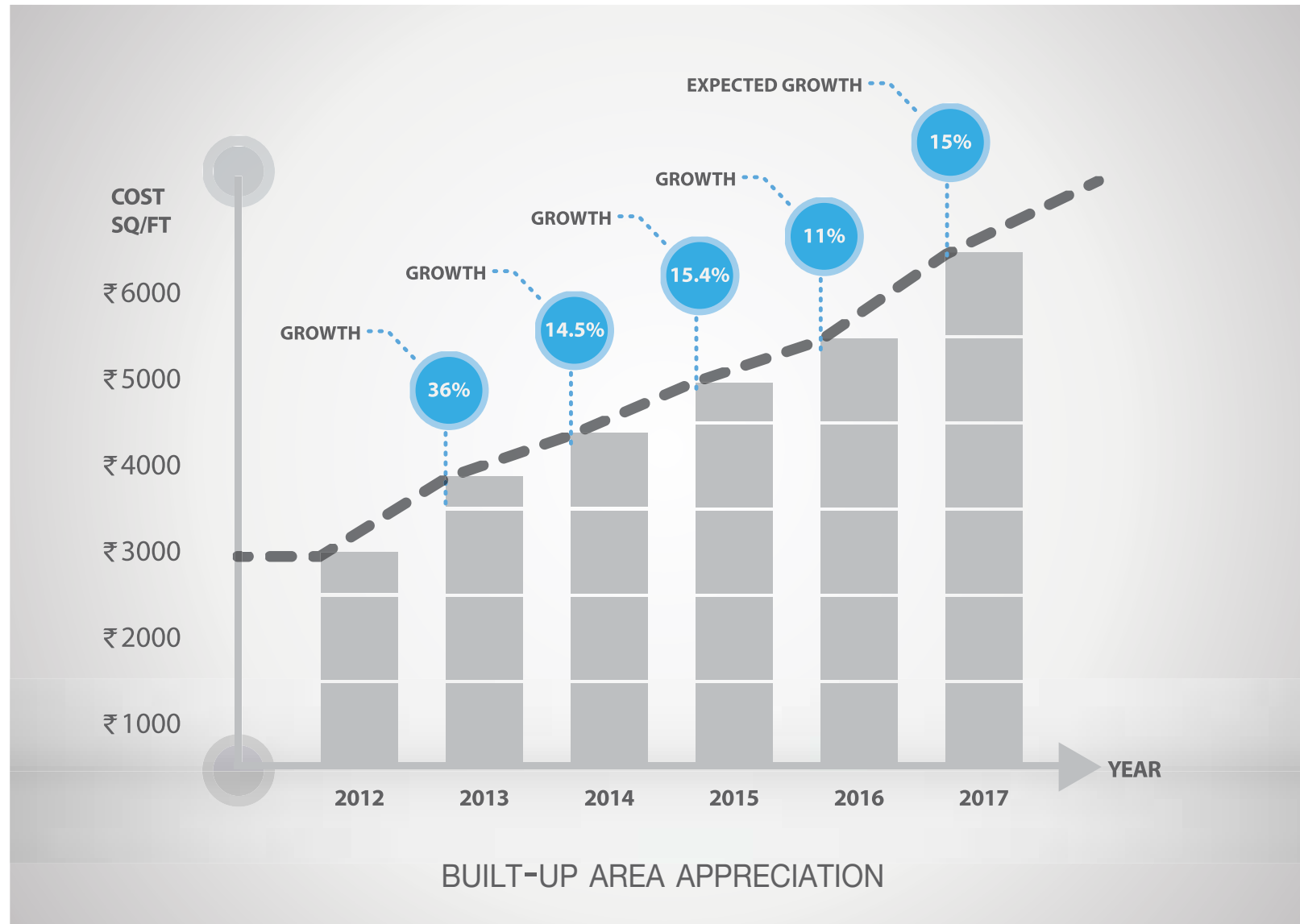
KANAKAPURA

SUMMARY



GREAT GROWTH POTENTIAL

Kanakapura is a growing real estate market and is showing promising development owing a lot to the overall development across the IT, Tourism, Retail, Education & most importantly the good connectivity to the rest of the city, making it good return on investment on the short and long run.



Over the years, there has been a radical shift in terms of real estate investment in the city. The general trend being investment in upcoming suburban areas.

With this expansion the residential development in particular zone has given a facelift to the location, Demand in areas like JP Nagar and Kanakapura Road is primarily driven by the upcoming metro line with prices being around Rs. 5,000/sq ft.

KANAKAPURA

SUMMARY

During the first quarter of 2016, two significant market movements have been observed in Bangalore's real estate market – an increase in new launches as well as a rise in the net absorption of units. The price of apartments in Kanakapura were as little as Rs. 2500 – 3000 per sq ft in 2012 and has seen steady growth since. 2013 exhibited an appreciation to Rs. 3400 per sq ft while there was an average 15% rise in 2014, thus shooting the prices to an average of Rs. 4000 per sq ft. 2015 saw a new dawn in real estate investment when the average rates were around Rs. 4500 per sq ft which was superseded in the year 2016 when the prices shot up to an average of Rs. 5000 per sq feet.

