CLIENT BRIEFING

North Bangalore

Seven corridors. A clearer property shortlist.



Conceptual illustration - not a specific project or infrastructure representation.

01 Daily commute

Hebbal / Manyata and Airport Road are starting points for employment-linked and access-led comparisons.

02 Family and upgrade

Yelahanka / Jakkur, Hennur / Kothanur and the North-West Belt invite comparisons of space, schools and daily services.

03 Longer-horizon assessment

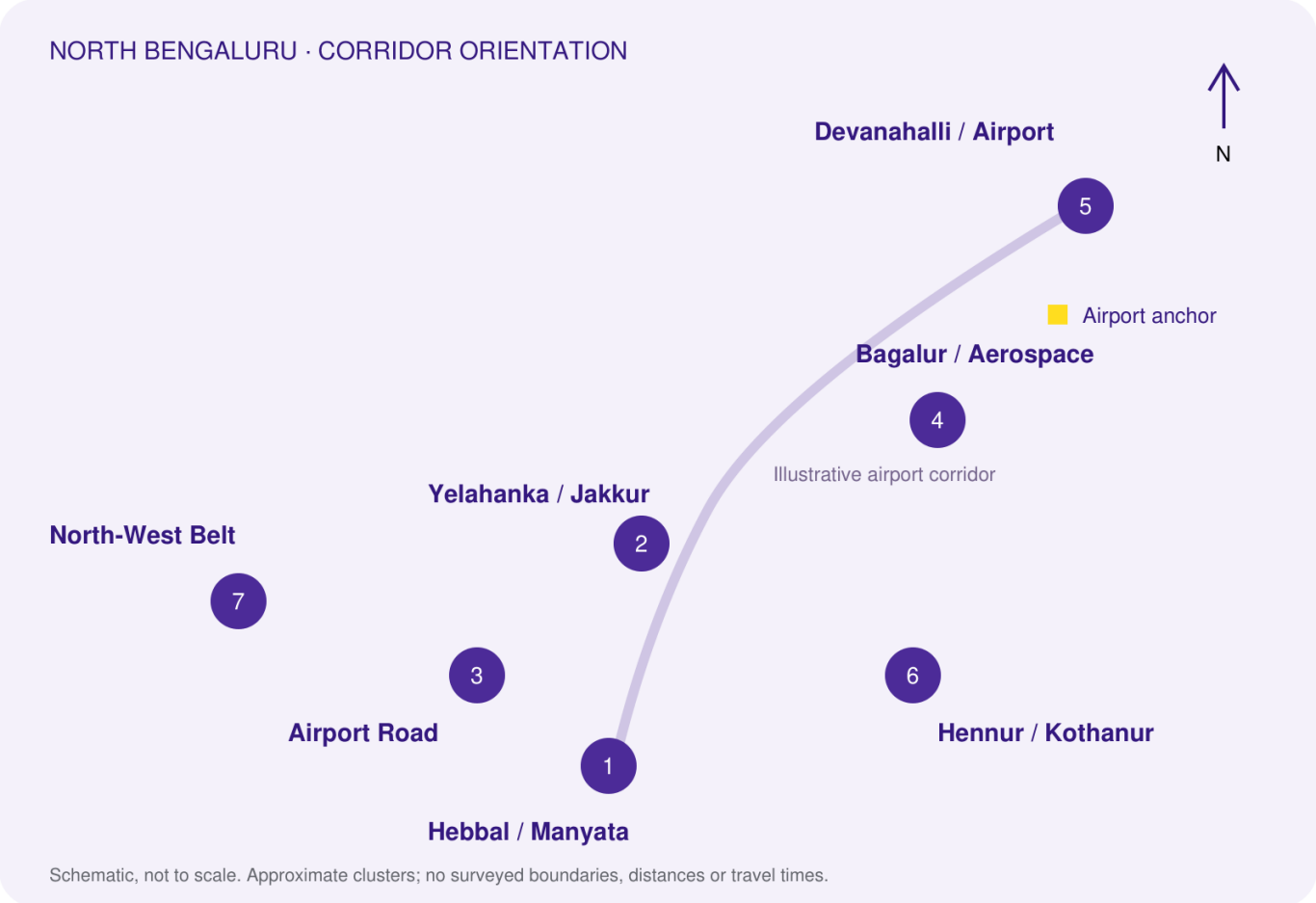
Bagalur / Aerospace and Devanahalli / Airport require careful checks on infrastructure, delivery, title and exit options.

Scope: a qualitative client guide based on Regrob’s earlier October 2026 materials. No live price index, rental yield or appreciation forecast is presented.

ORIENTATION MAP

Understand the seven corridors

Use the numbered clusters to navigate the report.



How to read this map

The schematic preserves the broad relative arrangement of the earlier interactive map. The Airport Road cluster is closer to the city than the Devanahalli / Airport cluster. Corridor labels overlap and are not administrative or legal boundaries.

The dashed line is illustrative orientation only; it is not a road alignment or an infrastructure-status claim.

VISUAL COMPARISON

Compare the decision, not a headline

Qualitative buyer lenses from the supplied report; no numerical scoring or ranking.

Corridor	Buyer lens	Main question
01 Hebbal / Manyata	Employment / commute	Test the actual office journey, possession needs and rental assumptions.
02 Yelahanka / Jakkur	Family / upgrade	Compare school routes, usable space, water and everyday services.
03 Airport Road	Convenience / access	Check last-mile access, city journeys and road-facing conditions.
04 Bagalur / Aerospace	Longer-horizon assessment	Verify physical infrastructure, delivery and employment assumptions.
05 Devanahalli / Airport	Plots / villas / longer horizon	Inspect title, permitted use, utilities and resale liquidity.
06 Hennur / Kothanur	Family / upgrade	Test road access and the household’s daily-service routes.
07 North-West Belt	Value-focused comparison	Compare all-in affordability and everyday liveability.

CORRIDOR PROFILES

City-side and access-led choices

Locality advantage is a starting point; inspect the project and your daily routes.

01 Hebbal / Manyata

Hebbal, Nagawara, Rachenahalli, Thanisandra

An initial shortlist for buyers whose daily journey is tied to the Hebbal / Manyata belt. Compare the project entrance and tower location rather than relying on a corridor label.

Check on your visit: Office route; ready versus under-construction choices; maintenance and usable area.

02 Yelahanka / Jakkur

Yelahanka, New Town, Jakkur, Kogilu, Attur

A family-oriented comparison set in the source material. Evaluate the home layout and daily routines together; an attractive apartment can still involve an inconvenient school journey.

Check on your visit: School runs; internal access; water arrangements; monthly ownership costs.

03 Airport Road

Sahakara Nagar, Kodigehalli, Byatarayanapura

The source treats this as an established / infill belt. It is distinct from the much wider airport-linked market: being near Airport Road is not the same as being next to the airport.

Check on your visit: Exact address; junctions; noise; access to services; airport travel in real conditions.

CORRIDOR PROFILES

Growth corridors and family upgrades

Locality advantage is a starting point; inspect the project and your daily routes.

04 Bagalur / Aerospace

Bagalur, Gummanahalli, Aerospace Park

An emerging, infrastructure-led corridor in the earlier material. Treat job-creation and infrastructure narratives as matters to verify, rather than substitutes for present project readiness.

Check on your visit: Current utilities; project stage; approved access; holding period; resale evidence.

05 Devanahalli / Airport

Devanahalli, Sadahalli, Shettigere, IVC Road

An airport-linked comparison set for buyers considering plots, villas or a longer holding period. Localities within this broad belt can differ substantially in access and services.

Check on your visit: Title chain; land use; buildability; serviced access; full cost; exit options.

06 Hennur / Kothanur

Hennur Road, Kothanur, Byrathi, Kannur

A family and upgrade corridor in the source report. Compare project-level road connections and services with space and amenities, rather than treating all Hennur Road addresses as equivalent.

Check on your visit: Commute; schools; last-mile roads; maintenance; delivery and water arrangements.

FROM AREA TO SHORTLIST

Match the market to your brief

Start with what you can measure and verify.

07 North-West Belt

Jalahalli, Vidyaranyapura, Hesaraghatta Road

An established / value-led comparison set in the source. Value is a question to test with like-for-like homes and full costs; it is not a claim that every project is cheaper.

Check: Comparable layouts; daily amenities; actual road access; total ownership budget.

A three-step client conversation

1. Define your non-negotiables

Confirm all-in budget, office and school locations, required move-in date, usable space and tolerance for ongoing development.

2. Compare two corridors

Choose two relevant corridors and inspect comparable homes. Test journeys at normal travel times; compare possession, maintenance, water and documented inclusions.

3. Build a documented shortlist

Take forward only units with a written cost sheet, unit plan, applicable approvals and clear next steps for legal and technical review.



Conceptual residential illustration - not an actual project photograph.

CHECKS, SOURCES AND NEXT STEPS

Make the final decision on evidence

A macro-market overview helps you shortlist; it cannot certify a property.

Property verification

Check the applicable Karnataka RERA project/phase record, title and encumbrances, approved plans, present construction stage, contractual handover terms and any required completion documents.

Cost and infrastructure

Obtain an all-in quotation, carpet-area statement and maintenance details. Inspect water, utilities and access. For plots, independently verify land use, building permissions and transfer requirements.

Evidence and scope

Base material: Regrob_North_Bangalore_Macro_Market_Report_2026(1).pdf (3 pages), the Enhanced report (4 pages), and North_Bangalore_Interactive_Market_Map.html, supplied earlier in October 2026. The seven-corridor grouping and qualitative buyer lenses are retained; client narrative and schematic have been redesigned.

What this report does not claim

No live price series, yield, demand-volume ranking, travel-time promise or appreciation forecast has been added. Earlier materials cite ANAROCK and Knight Frank research; their underlying datasets were not revalidated here, so numerical market-share claims are omitted. This is not an independent survey or formal valuation.

Disclaimer: This qualitative report is for general information, not a valuation or personalised investment advice. Illustrations are AI-generated concepts, not actual projects or infrastructure. The map is schematic and not to scale. Verify current prices, availability, approvals, title, services and applicable Karnataka RERA records independently. Registration does not guarantee delivery or returns.

Explore the report and future North Bangalore project guides:

regrobedge.com/city-watch/bengaluru/north-bangalore/