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Elevated roads boost realty development in Bangalore

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Bangalore

The initiative to ease the traffic conditions in some pockets with elevated roads over the arterial roads has had an impact on realty too. These projects have had a far reaching impact leading to growth and development in the vicinity, elevated roads have not only given the region a transformed look, they have also increased the potential for realty development along the corridor. Here is a look at some of the prominent elevated corridors that have tilted the scales in favour of development and progress.

Tumkur Road

This largely industrial suburb, which is host to the city's largest industrial area – Peenya – has seen

tremendous realty activity in the last few years. It now has an elevated road over the National Highway to Pune. Along with it is the Metro connectivity up to Hesaraghatta cross and the Y-shaped C N R Rao Road underpass that will ensure smoother traffic flow towards Yeshwanthpur-Malleswaram and Yeshwanthpur-Mekhri Circle.

Project Highlights

The fully-operational upgraded road to Nelamangala has upgraded connectivity to Peenya and Tumkur, and has added tremendous value to the development in the region. The Metro Rail towards Rajajinagar, as part of Reach III of the north-south corridor, which will be 24.20 km long will also bring in tremendous commercial development in the region. Yeshwanthpur has emerged as a well-developed locality today. The development has expanded up to Dabaspeth which is 20 km from Nelamangala.

The Greater Peenya Industrial Area is poised to be a huge industrial park. The NIC and the proposed Intermediate Ring Road connecting Dabaspeth to Devanahalli have made it a much sought-after zone.

Residential belts served


Yeshwanthpur is surrounded by Rajajinagar, Malleswaram, Mathikere, Jalahalli, Mahalakshmi Layout, and Nandini Layout. Residential catchments to look out for are Jalahalli, HMT Layout, Hesaraghatta Main Road and surrounding areas. The residential growth has extended up to Mysore Road and many housing projects are coming up at the Rajajinagar-Magadi Road belt where there is immense scope for further growth.

Hosur Road

This IT-dominated part of the city has seen much growth and development along its stretch. The IT developments continue to keep this region much-in-demand. The growth story here is credited to the

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