

CLUSTER INSIGHT · EDITION V1.0 · MAY 2026

CL-003 · KIADB / BAGALUR

The aerospace corridor, *cheapest* in.

North Bengaluru's airport-employment value entry at ₹11,000 psf, a 35 to 40 percent discount to Shettigere, Sadahalli, and Chaprakallu. Boeing, SAP Labs, Collins, Foxconn, NTT, and Harrow School all within an eight-kilometre arc. Two active projects, twenty-nine tracked triggers, and the honest no-direct-metro tradeoff the rest of the market keeps quiet.

CONTENTS · FIVE SECTIONS

Inside *KIADB / Bagalur*.

Five sections of decision-grade reference on a single cluster. The aerospace-employment thesis, the trigger stack, the five-variable framework, the two active projects spanning a ₹1.4 to 12 crore range, and the cluster-specific risks worth tracking before commitment.

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SECTION ONE · CLUSTER THESIS

01

*"₹11,000 psf gets you the aerospace corridor.
The metro is not part of the bargain. That is
the deal."*

Shettigere trades at ₹13,000 psf, Sadahalli at ₹13,000, Chaprakallu-IVC at ₹14,500. KIADB / Bagalur trades at ₹11,000 for the same Boeing, SAP Labs, Collins, Foxconn, ISRO employment ecosystem, and closer to central Bengaluru than any of them. The trade is the no-direct-metro position. Phase 2B's airport extension passes through Bagalur Cross before terminating at KIA. That is corridor-edge proximity, not station-on-doorstep. The market underwrites that gap with the price discount.

AVG PSF

₹11,000 /sft

YOY

+9 %

TRACKED TRIGGERS

29

DEMAND INDEX

83 /100

THE THESIS, IN FIVE PIECES

The 35% discount, *named honestly.*

The aerospace ecosystem is real and proximate.

KIADB Aerospace Park has progressed from announcement to operational over five years. Boeing's BIETC engineering centre (5,500 engineers, ₹1,600 crore campus) opened 2024. SAP Labs Devanahalli (15,000 seats, ₹1,960 crore) Phase 1 live 2025. Collins Aerospace CIOC (2,000 jobs, ₹880 crore) opened November 2024. Foxconn KIADB operations include the Precision Engineering facility at Arebinnamangala (inside the Aerospace Park southern pocket adjacent to CL-003) and the separate Mega iPhone Campus at Doddagollahalli (which sits in the IVC-Chaparakallu catchment). The ISRO ECLSS Gaganyaan campus on 41 acres sits inside the same arc.

The metro question, answered without spin.

Phase 2B's airport extension passes through Bagalur Cross before terminating at KIA. That gives the cluster corridor-edge metro proximity but not station-on-doorstep. The buyer wanting metro front-door should look at Sadahalli or Shettigere. The buyer wanting the same employment ecosystem at a 35 to 40 percent discount belongs here. The Phase 2B Hebbal-end slip to June 2027 makes the metro question less urgent across the entire airport corridor, not just CL-003.

Why ₹11,000 psf is the discount, not the floor.

9 percent year-on-year growth tracks the rest of the airport corridor closely. The 35 to 40 percent discount to Shettigere and Sadahalli is real and tradeable. It exists because metro stations have measurable lifestyle and resale liquidity premium. Buyers paying ₹11,000 psf here are buying genuine employment-corridor proximity, not lower-quality fundamentals. New 2 BHK rentals start at ₹20,000 a month, 3 BHK at ₹30,000, in delivered buildings. The rental floor is occupier-driven, not speculative.

The industrial-anchor question that buyers should answer.

Welspun One Logistics Cluster (USD 258 million, 56 acres) and the MMLP Obalapura logistics park further cement KIADB / Bagalur as an industrial demand zone. The buyer should be clear-eyed about what this means. Industrial proximity supports rental yield from technical and operations staff. It also caps the lifestyle premium that office-GCC clusters command. Adarsh Palm Acres at ₹6.5 to 12 crore is testing where the industrial-corridor villa ceiling sits.

The right and wrong buyer profiles, simply.

The right buyer is the salaried aerospace, manufacturing, or logistics professional whose career is anchored within the corridor. The wrong buyer is the IT professional commuting to ORR who would face a 50-minute reverse commute that no metro station fixes. The cluster's ₹11,000 psf is rational for the first profile and irrational for the second. The Harrow International School Devanahalli closing the premium-school gap from August 2025 widens the addressable family-buyer pool meaningfully.

KEY TAKEAWAY

KIADB / Bagalur is the airport corridor's value entry, paid for in metro proximity rather than employment quality. The Boeing, SAP, Collins, Foxconn, ISRO anchor stack is genuinely deep and increasingly difficult to ignore. The cluster works for the employee whose office is here, and rarely for anyone else.

SECTION TWO · THE TRIGGER STACK

02

"Twenty-nine tracked triggers. Thirteen high-impact. The aerospace anchors do the work."

The trigger stack here is unusually employer-heavy. Six of the thirteen high-impact triggers are named-anchor commitments — Boeing, SAP Labs, Collins, Foxconn, NTT, and the KIA MRO Hub. Two more (Harrow School, ISRO ECLSS) close the lifestyle and prestige gaps. The remaining infrastructure triggers (Cauvery Stage V water, STRR northern arc, BBC Package 1) compound. The two negative triggers — registration fee doubling and the April 2026 airport corridor toll hike — are both cost-of-access items, not demand items.

COMMERCIAL

13

INFRA

10

POLICY

3

SOCIAL

3

SIX TRIGGERS · HIGH IMPACT · DIRECT CLUSTER RELEVANCE

The aerospace employer *stack*.

Filtered to impact = high and direct cluster relevance. Sorted by certainty (high first), then expected event date. The medium-impact and infrastructure set sits on the next page with watch items.

Boeing India Engineering Centre. 5,500 engineers at KIADB Devanahalli.

COMPLETED HIGH CERTAINTY IMPACT: HIGH

Boeing BIETC B1+B2 complete at KIADB Devanahalli. 5,500-plus aerospace engineers across a ₹1,600 crore campus. India's largest Boeing R&D facility.

The aerospace engineering demographic earns ₹15-60 LPA with strong airport-adjacent living preferences. A core buyer cohort for both Adarsh Palm Acres and Puravankara Northern Lights.

WHEN · OPERATIONAL AUGUST 2024

SOURCE · BOEING INDIA · BIETC B2 OPENING · TIER 1

SAP Labs Devanahalli. 15,000 seats. ₹1,960 crore.

IN PROGRESS HIGH CERTAINTY IMPACT: HIGH

SAP Labs second campus at KIADB Devanahalli. ₹1,960 crore investment, 15,000 seats. Phase 1 live 2025. The largest single GCC commitment at KIADB after Foxconn.

SAP software architects and senior engineers earn ₹30-80 LPA and are key buyers for premium 3-4 BHK airport-corridor projects.

WHEN · PHASE 1 LIVE 2025

SOURCE · SAP INDIA · GIM 2025 COMMITMENT · TIER 1

Foxconn KIADB operations. Precision Engineering at Arebinnamangala.

COMPLETED HIGH CERTAINTY IMPACT: HIGH

Foxconn operates two distinct KIADB facilities. The Precision Engineering Facility at Arebinnamangala sits inside the KIADB Hi-Tech Defence and Aerospace Park, the southern industrial pocket closer to the city. The larger Mega iPhone Campus (Project Elephant, 300 acres at Doddagollahalli-Chapparadahalli) sits north in the IVC-Chaprakallu catchment, not CL-003.

Arebinnamangala is the facility directly adjacent to KIADB/Bagalur. Precision Engineering supply chain, component manufacturing, and aerospace-adjacent staff form the relevant buyer cohort for CL-003's ₹1.4 to 5 crore band.

WHEN · OPERATIONAL FROM 2025

SOURCE · BUSINESS STANDARD · FOXCONN KIADB PRODUCTION · TIER 1

Collins Aerospace CIOC. 2,000 jobs. ₹880 crore.

COMPLETED HIGH CERTAINTY IMPACT: HIGH

Collins Aerospace CIOC opened at KIADB Devanahalli November 2024. ₹880 crore, 2,000-plus aerospace and avionics jobs. South Asia's largest aerospace technical campus.

Collins aerospace engineers earn ₹15-50 LPA and are a core buyer cohort for the cluster's ₹1.4 to 5 crore mid-segment.

WHEN · OPERATIONAL NOVEMBER 2024

SOURCE · COLLINS AEROSPACE · CIOC OPENING · TIER 1

KIA Dual-Airline MRO Hub. Air India + IndiGo. 2,200+ jobs.

IN PROGRESS HIGH CERTAINTY IMPACT: HIGH

Air India (35 acres, open 2026) and IndiGo (31 acres, open 2028) building MRO facilities simultaneously at KIA. 66 acres total, 24 hangars and bays, 2,200-plus aviation technical jobs.

Aircraft engineers and MRO technicians earn ₹8-20 LPA and represent a new mid-income employment layer in the airport corridor.

WHEN · AIR INDIA OPEN 2026, INDIGO 2028

SOURCE · AIR INDIA · MRO CONSTRUCTION COMMENCEMENT · TIER 1

Harrow International School. IB K-12 complete near KIA.

COMPLETED HIGH CERTAINTY IMPACT: HIGH

Harrow Bengaluru: Secondary (Gr 6-12) opened August 2023. Primary (UKG-Gr 5) opened August 2025. IB K-12 now complete. 50m Olympic pool, FIFA pitch, 4,500 sqm sports hall.

Closes the premium-school gap that had previously excluded KIADB-adjacent projects from high-income family consideration. Widens the addressable pool for Adarsh Palm Acres villas.

WHEN · FULL K-12 FROM AUGUST 2025

SOURCE · HARROW INTERNATIONAL SCHOOL BENGALURU · TIER 1

WATCH ITEMS · MEDIUM IMPACT · CROSS-CORRIDOR

What sits behind *the six*.

Infrastructure and policy triggers that compound on the named-anchor stack. Watch items where status or certainty is shifting. And two cross-corridor cost-of-access headwinds the cluster carries on top of the metro tradeoff.

MEDIUM-IMPACT TRIGGERS · COMPOUNDING EFFECT

NTT Data BLR4. 100 MW. ₹1,476 crore data center.	IN PROGRESS · HIGH CERT.	BLR4A (22.4 MW) commissioned December 2025. Total campus 8.5 acres, 100 MW planned. Adds long-term infrastructure-confidence signal.	MEDIUM
ISRO ECLSS Gaganyaan campus. 41 acres at Devanahalli.	IN PROGRESS · MEDIUM CERT.	Government aerospace employment. ISRO scientists earn ₹15-50 LPA on government scale. Distinct buyer profile from private-sector aerospace.	MEDIUM
RBI 125 bps rate cut cycle. Repo at 5.25%.	COMPLETED · HIGH CERT.	EMI savings of ~₹7,500/month on a ₹75 lakh loan. Meaningful purchasing-power lift across the Puravankara Northern Lights ₹1.4-3 crore band.	MEDIUM
BWSSB Cauvery Stage V. Yelahanka priority zone.	IN PROGRESS · HIGH CERT.	Cauvery Stage V's Yelahanka priority zone includes parts of CL-003. Piped water removes the borewell dependency objection cited by 60%-plus of serious buyers.	MEDIUM
Karnataka registration fee doubled. 1% to 2% from August 2025.	COMPLETED · HIGH CERT.	On a ₹2 crore Puravankara Northern Lights unit that is an extra ₹2 lakh at registration. On a ₹8 crore Adarsh villa that is an extra ₹8 lakh.	NEGATIVE
Karnataka airport corridor toll hike. April 1, 2026.	COMPLETED · HIGH CERT.	NHAI revised toll rates effective April 1, 2026. Sadahalli plaza now ₹120 single journey, 3-5% hike. Recurring monthly cost-of-commute delta for CL-003 daily users.	NEGATIVE

WATCH ITEMS · STATUS OR CERTAINTY CHANGING

KIADB Jangamakote Deep Tech Park. 3,000 acres.	ANNOUNCED · MEDIUM CERT.	Karnataka Deep Tech Park at Chikballapur, 20-30 min from Devanahalli. Targeting semiconductors, space, EV, robotics. Would dwarf current KIADB at maturity.	MEDIUM
Welspun One Logistics. USD 258M, 56 acres at Devanahalli.	ANNOUNCED · HIGH CERT.	Proxima Plus will attract EV, aerospace, and pharma supply chain operators. Grade-A logistics management staff add to the rental and entry-segment buyer pool.	MEDIUM
Phase 2B Pkg 1 Hebbal-end slip. December 2025 inspection at 0.02%.	IN PROGRESS · HIGH CERT.	The slip softens the corridor metro story across all airport clusters. CL-003 was less metro-dependent than peers, so the practical impact is muted.	NEUTRAL

PRICED IN

Boeing BIETC + Collins CIOC operational base
 Foxconn Precision Engineering at Arebinnamangala
 Harrow International School K-12 complete
 RBI rate cut benefit on EMIs

PARTIALLY PRICED

SAP Labs 15k seats Phase 1 live, Phase 2 ahead
 Air India MRO open 2026, IndiGo MRO 2028
 NTT Data BLR4 100 MW build-out
 BWSSB Cauvery Stage V piped water

AHEAD OF MARKET

Phase 2B airport extension Bagalur Cross
 STRR northern arc through-traffic relief
 KIADB Jangamakote Deep Tech Park (3,000 acres)
 Welspun One logistics cluster operational

SECTION THREE · BUYER DECISION FRAMEWORK

03

Five variables, *cluster-read*.

The Decision Pack five-variable framework, applied specifically to KIADB / Bagalur. Each variable read against the cluster's aerospace-employment anchor, its wide price-band range, and the metro tradeoff.

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- 01 *All-in PSF in KIADB / Bagalur*
- Headline averages ₹11,000 psf, a 35 to 40 percent discount to Shettigere and Sadahalli. The active set bands sharply by project type. Puravankara Northern Lights at ₹12,700 psf (apartments). Adarsh Palm Acres villas at roughly ₹20,000 psf (lived-in maturity premium, well above the cluster median). Add 5% GST, ₹4-8 lakh car park, ₹2-4 lakh corpus, 7% stamp duty plus registration. All-in for the apartment band lands ₹13,500-16,500 psf. For the villa, ₹22,000-24,000.
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- 02 *Project density — two extremes*
- Adarsh Palm Acres runs 196 villas across 30 acres — roughly 6.5 units per acre, the lowest density in any north Bengaluru curated project. Puravankara Northern Lights runs 2,600 units across 25 acres — 104 units per acre, master-plan scale with 80% open space and a 100,000 sqft clubhouse. Buyer choice in this cluster is a density-and-typology decision before it is a price decision.
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- 03 *Builder profile — Maintain band*
- Adarsh Developers True Score 73.2, founded 1988, 50-plus delivered projects, premium-quadrant brand with Phase 3 of an estate that already lives and breathes. Puravankara True Score 72.3, founded 1975, 50-plus delivered projects, growth-quadrant scale platform. Both Maintain band. Both bring multi-decade Bengaluru execution histories that materially reduce delay-risk at these tickets.
-
- 04 *Trigger depth — 29 tracked, employer-heavy*
- 29 tracked triggers, 13 high-impact. Six of the high-impact set are named-anchor commitments: Boeing, SAP Labs, Collins, Foxconn, NTT, the KIA MRO Hub. Compare to Hebbal's 16 high-impact triggers where the anchor mix skews toward office GCC tenants. KIADB / Bagalur's anchor mix is uniquely aerospace, defence, and manufacturing — durable through cycles in a way that ORR office demand may not be.
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- 05 *Configuration range — 1 BHK to 6,000 sft villa*
- Puravankara Northern Lights spans 1,097 to 4,131 sft (1 BHK, 2 BHK, 3 BHK, 4 BHK, penthouse). Adarsh Palm Acres spans 3,400 to 6,000 sft (standalone villas only). The cluster covers the widest absolute price range in north Bengaluru, ₹1.4 to 12 crore. Buyers should think first about typology fit (apartment vs villa, density preference) and second about price.
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SECTION THREE · WHO THIS SUITS

Four buyer profiles. *Two* very wrong fits.

The cluster has the clearest buyer-fit signal in north Bengaluru. The right buyer profiles cluster tightly around the airport-corridor employment thesis. The wrong profiles are unusually obvious. Honest negative framing here saves more buyer time than usual.

KIADB / Bagalur *suits*...

01 The aerospace, defence, or manufacturing professional

Engineer or senior IC at Boeing, Collins, Foxconn, SAP Labs, HAL, ISRO, NTT, or one of the MRO operations. Earning ₹15-60 LPA. Career anchored within the corridor for a 5 to 10-year horizon. Puravankara Northern Lights at ₹1.4-3 crore is the natural ticket here.

02 The KIADB management-tier upgrade

Senior architect, director or VP at the same employer base. ₹40-80 LPA. Looking at the cluster's villa product (Adarsh Palm Acres at ₹6.5-12 crore) for the lived-in estate experience that matches an HNI lifestyle without forcing the Hebbal premium.

03 The Harrow-anchored family buyer

Family prioritising IB K-12 schooling at Harrow Devanahalli. Either resident corporate or NRI returning. Harrow opened secondary 2023 and full K-12 from August 2025. The school proximity is the deciding variable for this profile, not metro or commute time.

04 The NRI buyer prioritising airport-on-doorstep

Frequent international traveller for whom the 20-minute airport access is the deciding lifestyle variable. Buying from Singapore, Dubai, US or UK with a 7 to 10-year hold. Values the 35-40% discount to Shettigere on the same airport access.

KIADB / Bagalur is *not* for...

01 The IT professional commuting to ORR

A reverse commute from Bagalur to Manyata, ORR or HSR runs 50 minutes one-way without metro intervention. No Phase 2B station within the cluster fixes this. If the office is at Manyata, Hennur-Thanisandra at ₹16,000 psf is a far better buy than KIADB at ₹11,000.

02 The metro-day-one commuter

Phase 2B's airport extension passes through Bagalur Cross before terminating at KIA, with the Hebbal-end track work slipped to June 2027 or later. The cluster's metro story is corridor-edge, not doorstep. If walk-to-metro on possession day is the deal-breaker, look at Sadahalli or Shettigere instead.

SECTION FOUR · PROJECTS IN KIADB / BAGALUR

04

Two projects. *Two ends* of the cluster.

The active CL-003 set as of May 2026. Both RERA-registered. Together they span ₹1.4 to 12 crore, the widest absolute price range in any north Bengaluru cluster. Pricing illustrative based on tracked bands. Always verify on the official cost sheet.

PROJ-001 · THE LIVED-IN VILLA ESTATE · ACTIVE LAUNCH

Adarsh Palm Acres

PRICE BAND	SIZE RANGE	UNITS	ACRES	RERA
₹6.50–12.00 Cr	3,400–6,000 sft	196	30	Registered

A 30-acre villa collection at Bagalur with 196 standalone homes ranging 3,400 to 6,000 sft. Phase 3 launches into a community that already lives and breathes, with delivered roads, landscaping, and amenities operating on site. Pricing from ₹6.5 crore to ₹12 crore. Adarsh's True Score sits at 73.2 with a multi-decade Bengaluru track record from 1988.

KEY RISK

Ultra-premium villa absorption at this ticket depends on the airport-corridor employment belt deepening fast enough to attract end-use buyers rather than land speculators. Genuine end-use demand at ₹6.5-12 crore needs the Boeing/SAP/Collins senior-tier base to compound.

WHAT TO WATCH

KIADB Aerospace Park Phase 2 expansion and Boeing/SAP/Collins anchor-tenant hiring are the lead indicators for when rental demand shifts from speculative to actual at this price tier.

PROJ-013 · THE MASTER-PLAN SCALE · ACTIVE LAUNCH

Puravankara Northern Lights

PRICE BAND	SIZE RANGE	UNITS	ACRES	RERA
₹1.40–5.00 Cr	1,097–4,131 sft	2,600	25	Registered

A 25-acre KIADB launch built around a 100,000 sft clubhouse and 80% open space. Configurations span 1,097 to 4,131 sft with a penthouse tier pushing the ceiling to ₹5 crore. Master-plan reaches roughly 2,600 homes from ₹1.4 crore entry. Puravankara's True Score sits at 72.3 with a 50-plus delivered project history from 1975.

KEY RISK

Mid-market absorption at 2,600-unit scale depends on aerospace-corridor employment compounding and on Phase 2B reaching Bagalur Cross on its 2027-2029 window. If those slip, pricing power compresses.

WHAT TO WATCH

Aerospace Park anchor-tenant expansion is the direct demand catalyst. Each new KIADB allotment, HAL, or DRDO facility adds hundreds of potential renters within 3 km.

SIDE-BY-SIDE · THE TWO-PROJECT COMPARISON

Choosing between *Adarsh & Puravankara.*

The two projects address two entirely different buyer profiles at two ends of the cluster's economics. The variables below illustrate the choice, not a competition.

VARIABLE	ADARSH PALM ACRES	PURAVANKARA NORTHERN LIGHTS
Price band	₹6.50–12.00 Cr	₹1.40–5.00 Cr
Size range	3,400–6,000 sft	1,097–4,131 sft
Typology	Villa · standalone	Apartment · master-plan
Total units	196 across Phase 3	2,600 across the master plan
Land area	30 acres	25 acres
Site density	6.5 units / acre	104 units / acre
Maturity	Lived-in estate, Phase 3	Active launch, fresh build
RERA status	Registered · Oct 2025	Registered · Mar 2026
Builder True Score	73.2 · Maintain	72.3 · Maintain
Builder delivered	50+ since 1988	50+ since 1975
Trigger exposure	29 tracked triggers	29 tracked triggers

BUILDER RELIABILITY · TRUE SCORE BREAKDOWN

Adarsh Developers	TRUE SCORE 73.2	ON-TIME 75	DELAY INDEX 38	<i>Premium-quadrant brand with the lived-in Palm Acres estate as the proof point. Phase 3 launches into delivered roads, landscaping, and amenities already operating on site.</i>
Puravankara	TRUE SCORE 72.3	ON-TIME 78	DELAY INDEX 36	<i>Growth-quadrant scale platform across 2 north-Bengaluru clusters. Northern Lights leads the Puravankara north pipeline on master-plan integration and open-space density.</i>

SECTION FIVE · CLUSTER RISKS & WATCH ITEMS

05

Four risks worth *tracking*.

Risks specific to KIADB / Bagalur. Each one named, not generic. Each one with a clear mechanism for how it would change the thesis if it materialises.

Risk 01 Industrial-anchor concentration risk

The thesis depends heavily on aerospace, manufacturing, and logistics employment continuing to compound. If global aerospace demand softens or if a single anchor (Boeing, SAP, Foxconn) materially scales down, the entire CL-003 demand pool contracts faster than at office-GCC clusters. The Adarsh Palm Acres ₹6.5-12 crore tier is most exposed to this single-cohort dependency.

Risk 02 Phase 2B Bagalur Cross slip beyond June 2027

The cluster's metro story is corridor-edge, not station-on-doorstep. December 2025 inspection found the Hebbal-end Pkg 1 track work at 0.02 percent. If the Bagalur Cross extension slips beyond mid-2027 or further, the cluster's optionality on metro repricing weakens. The base thesis still holds because the discount is paid for the no-metro position, but the medium-term upside is muted.

Risk 03 Master-plan absorption at 2,600 units

Puravankara Northern Lights launches 2,600 units across a single 25-acre master-plan. The cluster carries high supply pressure. If aerospace anchor hiring lags the launch cadence, mid-segment absorption compresses pricing power across the ₹1.4-3 crore band. The corollary risk is that Adarsh Palm Acres villas, which sit at the opposite end of the cluster price spectrum, may face a thin secondary buyer pool if speculative demand fades.

Risk 04 Dual cost-of-access headwind

Karnataka doubled registration from 1 to 2 percent in August 2025. On a ₹2 crore Puravankara unit that is ₹2 lakh additional upfront. On a ₹8 crore Adarsh villa that is ₹8 lakh. The April 2026 NHAI toll hike at the Sadahalli plaza adds ₹120 single-journey, a 3-5 percent increase that affects every daily airport-corridor commute. Together these compress the cluster's net affordability advantage.

UPCOMING EVENTS · WHAT COULD CHANGE THE THESIS

2026	Air India MRO at KIA · 35 acres · open for operations	TRG-027
Q4 2026	Embassy Manyata CBA built-to-suit · 1.4M sqft · secondary spillover	TRG-051
Q1 2027	8th Pay Commission arrears window · CG employee buyer base	TRG-016
2028-29	BIAL Terminal 2 Phase 2 expansion completion · 85M MPPA	TRG-019

NEXT STEP · KIADB / BAGALUR CUSTOM SHORTLIST

A shortlist for the *aerospace* corridor.

KIADB / Bagalur is a two-project, two-end decision spanning ₹1.4 to 12 crore. We will run the five-variable comparison across Adarsh Palm Acres and Puravankara Northern Lights. All-in PSF. Density and typology. Builder reliability. Trigger depth. Employment-anchor alignment with your buyer profile. Side-by-side ahead of a 30-minute consultation, sent before the call so the conversation starts where the data ends.

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