



## Article Side

Real Estate demand in Tumkur Road is driven by the Industrial belts by [Prop Tiger](#)

Article published on June 19th 2012 | [Real Estate](#)

Growth here was restricted to the Peenya Industrial area earlier. There wasn't a lot of scope for residential development here. Today, this region could be a image of integrated development of residential property in Bangalore. You'll see high-rise residences, factories, five-star hotels, super speciality hospitals and good roads resulting in the suburbs of Nelamangala and beyond.

### Projects pushing growth

The upgradation of connectivity to Peenya and Tumkur has added tremendous worth to the development within the region. Starting with the Y-shaped C N R Rao Road underpass which will guarantee smoother traffic flow towards Yeshwanthpur-Malleswaram and Yeshwanthpur-Mekhri Circle to the currently absolutely operational elevated road to Nelamangala, this space is bustling with activity.

The Metro Rail towards Rajajinagar, as a part of Reach III of the north-south corridor which is able to be 24.20 km long also will bring in tremendous development of commercial property in Bangalore region.

Yeshwanthpur has emerged as a well developed locality these days. A large integrated township with commercial areas, apartments, Colleges and Schools and Mall over forty acres is turning out here. The event has expanded up to Dabaspet that is twenty km from Nelamangala.

The Peenya Industrial Area Organization has acquired two hundred acres of land through the Karnataka Industrial Area Development Board for the bigger Peenya Industrial Area. Dabaspet is so poised to be an enormous industrial park.

There is potential for investments of around Rs 128 crores in Nelamangala taluk alone. Today, the Dabaspet Industrial Area that was structured in 1995 is unfold over four phases creating it an area to look at out for.

The flyover has cut down the travel time creating the availability of manpower easier and afforded lower rentals within the Nelamangala region. These provision have helped manufacturer who own twin facilities in Peenya and Dabaspet tremendously.

The NICE corridor and also the proposed Intermediate Ring Road connecting Dabaspet to Devanahalli have creating this space a far sought-after zone.

### Residential catchments

Yeshwanthpur is surrounded by densely-populated localities like Rajajinagar, Jalahalli, Mahalakshmi Layout, Malleshwaram, Mathikere, Sadashivanagar and Nandini Layout. Residential catchments to seem out for are Hesaraghatta Main Road, Jalahalli, HMT Layout A and surrounding areas.

There are several residential property in Bangalore arising at the Rajajinagar-Magadi Road belt. Retail chains are evincing interest in putting in stores here because the space has the potential for prime spending customers. The growth of residential property in Bangalore has extended up to Mysore Road and there's immense scope for additional growth here.

## Industrial belts

Peenya and Hoskote have emerged as success stories within the city's industrial growth map. Situated to the north and east of the town, these industrial parks have conjointly grown abundant beyond their boundaries. While the Peenya industries are viewing Dabaspeta and also the Greater Peenya Industrial Area to boost their growth story, the Hoskote industrial growth is going on up to Narsapur. This is often due to the development of commercial property in Bangalore like good roads that are giving economical connectivity in these areas.

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Article Keywords:

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