

INTELLIGENT INVESTMENT

Hosur: Tamil Nadu's Next Growth Engine

REPORT

INDIA

REAL ESTATE

CBRE RESEARCH
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1

Tamil Nadu: The Blue Print of Real Estate Excellence

Tamil Nadu: The Land of Thriving Opportunities


Tamil Nadu—India's second-largest state economy¹—has witnessed strong industrial and urban expansion in recent decades. Contributing nearly 10% to the national GDP¹ and home to ~6% of the country's population², the state has established itself as a prime investment destination, supported by its strategic location, diversified economic base, and well-developed infrastructure.


Blending rich cultural legacy with rapid modernisation, Tamil Nadu continues to record remarkable economic performance. Its growth is fuelled by traditional industries, such as automobiles and auto components, engineering and manufacturing (E&M), textiles and apparel, and information technology (IT), while emerging sectors such as fintech, electric vehicles, and life sciences are gaining momentum. The key drivers propelling the state's growth trajectory are highlighted in Figure 1.1.


¹ National Statistical Office, Ministry of Statistics and Programme Implementation (MoSPI), Government of India (GoI), 2023-24; ² Census, 2011; ³ Ministry of Commerce & Industry, GoI, 2025; ⁴ Department for Promotion of Industry and Internal Trade (DPIIT), GoI, March 2025; ⁵ Department of Administrative Reforms and Public Grievances, GoI, 2020-2021; ⁶ Department for Promotion of Industry and Internal Trade (DPIIT), GoI, 2020-21 & World Bank, 2020-21; ⁷ Tamil Nadu Vision USD 1 Trillion Report, GoTN, 2024; ⁸ National Institutional Ranking Framework (NIRF), Ministry of Education, GoI, 2025; ⁹ Annual Survey of Industries, MoSPI, GoI, 2023-24; ¹⁰ NITI Aayog, GoI, 2022; ¹¹ NITI Aayog, GoI, 2023-24

Figure 1.1: Key economic performance indicators

Economic prowess

1st  in number of operational SEZs and factories in India, 2025³


2nd  largest contributor to India's GDP, as of FY 2023-24¹

5th  highest in Foreign Direct Investments, October 2019 to March 2025⁴


Stable governance


1st  in Judiciary and Public Safety Pillar in Good Governance Index (GGI), 2021⁵


3rd  in Ease of Doing Business (EoDB) State Rankings, 2020-21⁶

140+  G2B* single-window offerings to foster investor-friendly climate⁷


Talent availability


1st  rank (IIT Madras) among the top 100 institutions in NIRF⁸


20  of India's top 100 universities are located in Tamil Nadu⁸

14  of the country's top 100 engineering colleges are in Tamil Nadu⁸

Multi-faceted growth

1st  rank in number of factories and industrial workers in India, 2023-24⁹

1st  rank in Export Preparedness Index, 2022¹⁰

3rd  rank in Sustainable Development Goals (SDG) India Index, 2023-24¹¹

Source: CBRE Research, Q4 2025

Note: *Government to Business (G2B)

Regulatory & Investment Setup: Steering Tamil Nadu's Growth

Over the past decade, Tamil Nadu has strategically implemented several policies that have laid a robust foundation for sustained growth in real estate and other industries. Figure 1.2 highlights some of the state's key strategic measures.

Tamil Nadu witnessed an increase in foreign direct investment (FDI) inflows, rising from USD 2.4 billion in FY 2023-24 to USD 3.7 billion in FY 2024-25¹, resulting in a 53% year-over-year increase (refer to Figure 1.3). The 2024 Tamil Nadu Global Investors Meet attracted investments worth approximately USD 7.5 billion, and is expected to generate 50,000 employment opportunities².

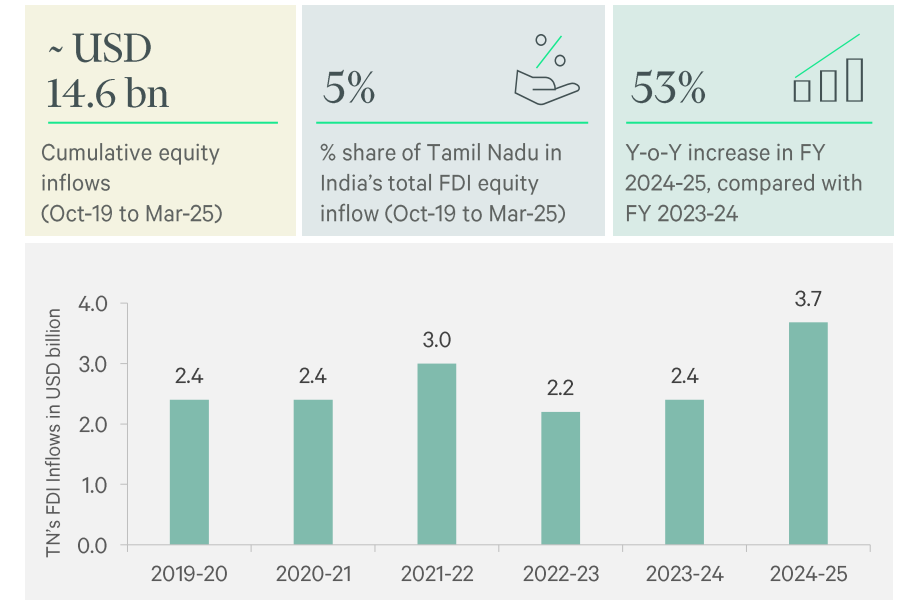
Figure 1.2: Strategic policy measures powering business landscape

- Single Window Clearance System
- Relaxation of floor space index (FSI)
- Permission for mixed-use development
- Power tariff / subsidy / rationalisation
- Stamp, electricity duty exemption
- R&D grants and recruitment assistance
- Skill enhancement programmes
- Export assistance
- CSR* assistance

Source: Guidance Tamil Nadu, GoTN, 2024; CBRE Research, Q4 2025
 Note: The incentives mentioned above are subject to certain terms and conditions as stated in respective policies and are not exhaustive

¹ Department for Promotion of Industry and Internal Trade (DPIIT), GoI, 2025; ² Directorate of Information and Public Relations (DIPR), GoTN, 2024 *Corporate Social Responsibility (CSR)

Figure 1.3: Tamil Nadu's FDI inflows (FY 2019-20 to FY 2024-25)



Source: Department for Promotion of Industry and Internal Trade (DPIIT), GoI, 2025; CBRE Research, Q4 2025.

Figure 1.4: Key investments attracted during Tamil Nadu Global Investors Meet 2024

Investor	Sector	Investment (INR billion)
Tata Power	Renewable Energy	708.0
Adani Group	Renewable Energy, engineering & manufacturing and data centres	427.7
Sembcorp	Renewable Energy	362.5
Leap Green	Renewable Energy	220.0

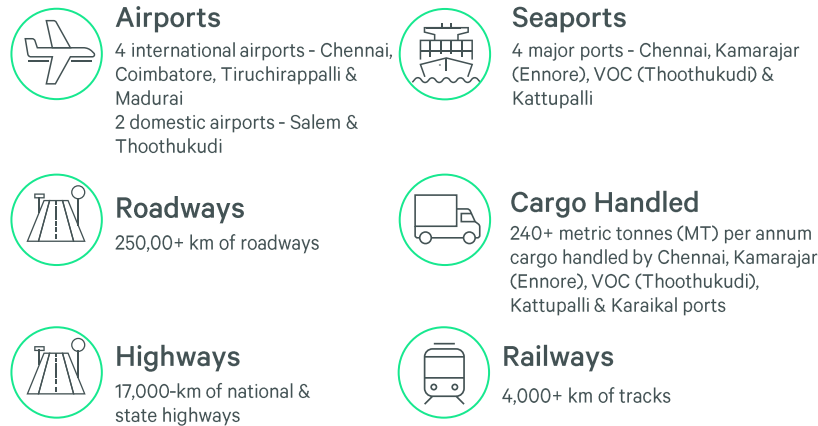
Source: Directorate of Information and Public Relations (DIPR), GoTN, 2024; Media articles, 2024; CBRE Research, Q4 2025

Infrastructure Initiatives: Propelling Economic Advancement

Tamil Nadu's robust physical infrastructure forms the backbone of its economic growth. The state features a well-connected network of roads, airports, railways and seaports, ensuring superior connectivity that facilitates domestic and international trade. Ongoing infrastructure projects, including highway development, airport upgrades, and logistics corridors, are expected to catalyse real estate development, particularly in industrial and warehousing segments.

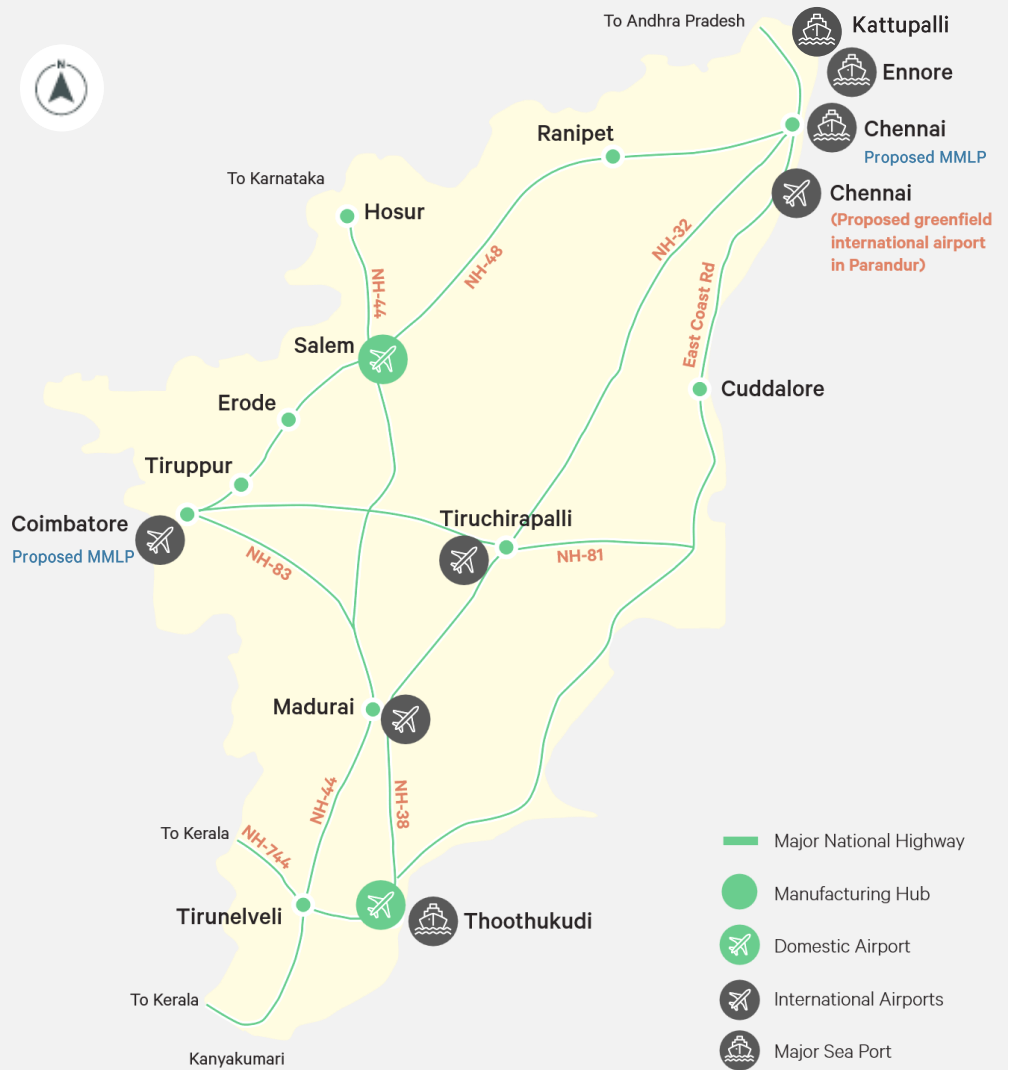
To further accelerate economic growth, attract investments, and stimulate real estate development, the Tamil Nadu government has announced various infrastructure projects, as detailed in the [annexure](#).

Figure 1.5: Key connectivity nodes



Source: Tamil Nadu Investors Guide, Guidance Tamil Nadu, GoTN, 2020; CBRE Research, Q4 2025

Figure 1.6: At a Glance: Tamil Nadu's infrastructure network



Source: Tamil Nadu Investors Guide, Guidance Tamil Nadu, GoTN, 2020; CBRE Research, Q4 2025

Note: MMLP refers to a Multi-Modal Logistics Park designed to integrate various modes of transportation like air, water, road and rail for efficient cargo handling and distribution



2

Hosur Rising: The Forces Driving Economic Transformation

A Strategic Gateway to South India's Manufacturing Belt

Located about 40 km southeast of Bengaluru in Tamil Nadu's Krishnagiri district, Hosur has transitioned from an agrarian hub to a prominent I&L node in South India. The city hosts a diverse manufacturing landscape, spanning automotives, electronics, electric vehicles (EV) and textiles.

Its strategic proximity to Bengaluru, along with expanding industrial corridors, upgraded highways, and growing residential development, has positioned Hosur as an emerging satellite city along the Karnataka-Tamil Nadu border. Continued policy focus and infrastructure investments are expected to strengthen its economic base and reinforce its long-term real estate potential.

Major growth catalysts for Hosur's real estate sector





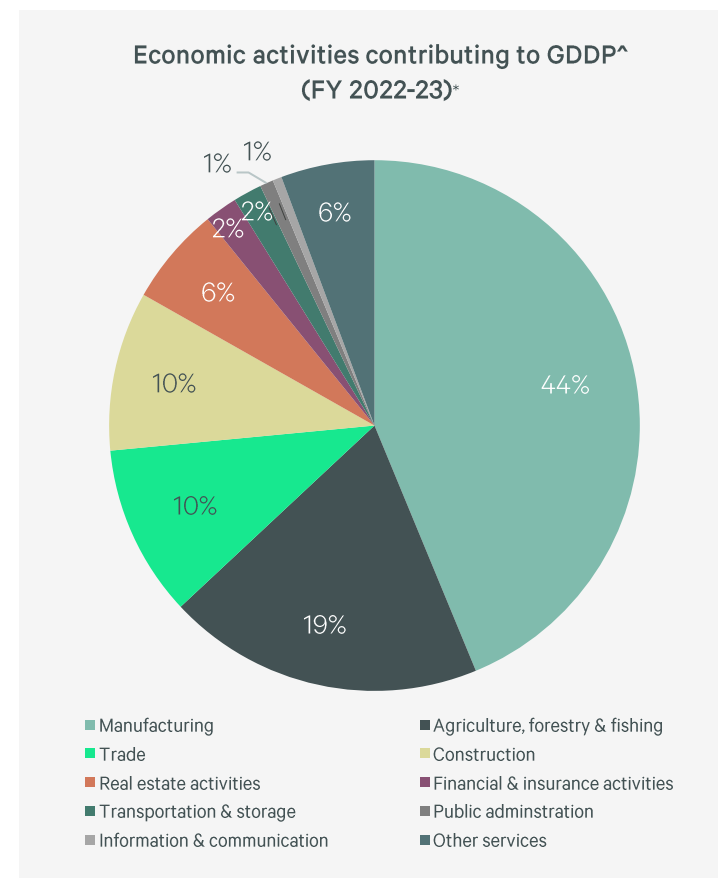
-  Infrastructural development
-  Increased investor interest
-  Diversified industrial growth
-  Proximity to Bengaluru


Figure 2.1: A snapshot of Hosur's key demographics



 **GDP (INR)***
469,614 mn

 **Per Capita (INR)***
234,791

 **Secondary Sector***
54%

 **Primary Sector***
19%

Note:

- Secondary Sector includes manufacturing, construction, and utilities.
- Primary Sector includes agriculture, forestry, and fishing.

Source: District Income Estimates, Estimation of GDP/NDDP Tamil Nadu, 2023; Oxford Economics, 2024; CBRE Research, Q4 2025

*GDDP – Gross District Domestic Product *Data of Krishnagiri district

Infrastructure: Enhanced Connectivity Driving Industrial Growth

Hosur's growth has been underpinned by steady infrastructure development and enhanced regional connectivity. NH-44 traverses the city, providing a vital link between major hubs from Varanasi to Kanyakumari. It is further supported by NH-648 and NH-844, improving access to nearby industrial and urban centres.

The city's logistics efficiency is marked by its proximity to three operational airports within an 80-km radius—Kempegowda International Airport, Bengaluru, TAAL, and Salem Airport—enabling faster movement of goods and reducing transit times.

Upcoming projects such as the 204-km, six-lane Satellite Town Ring Road (STRR), extends 45-km into Tamil Nadu to connect to the city's industrial cluster. The Chennai-Bengaluru Industrial Corridor is designed to provide seamless cargo connectivity to Chennai and Ennore ports, and is expected to further strengthen Hosur's position as a strategic I&L centre.

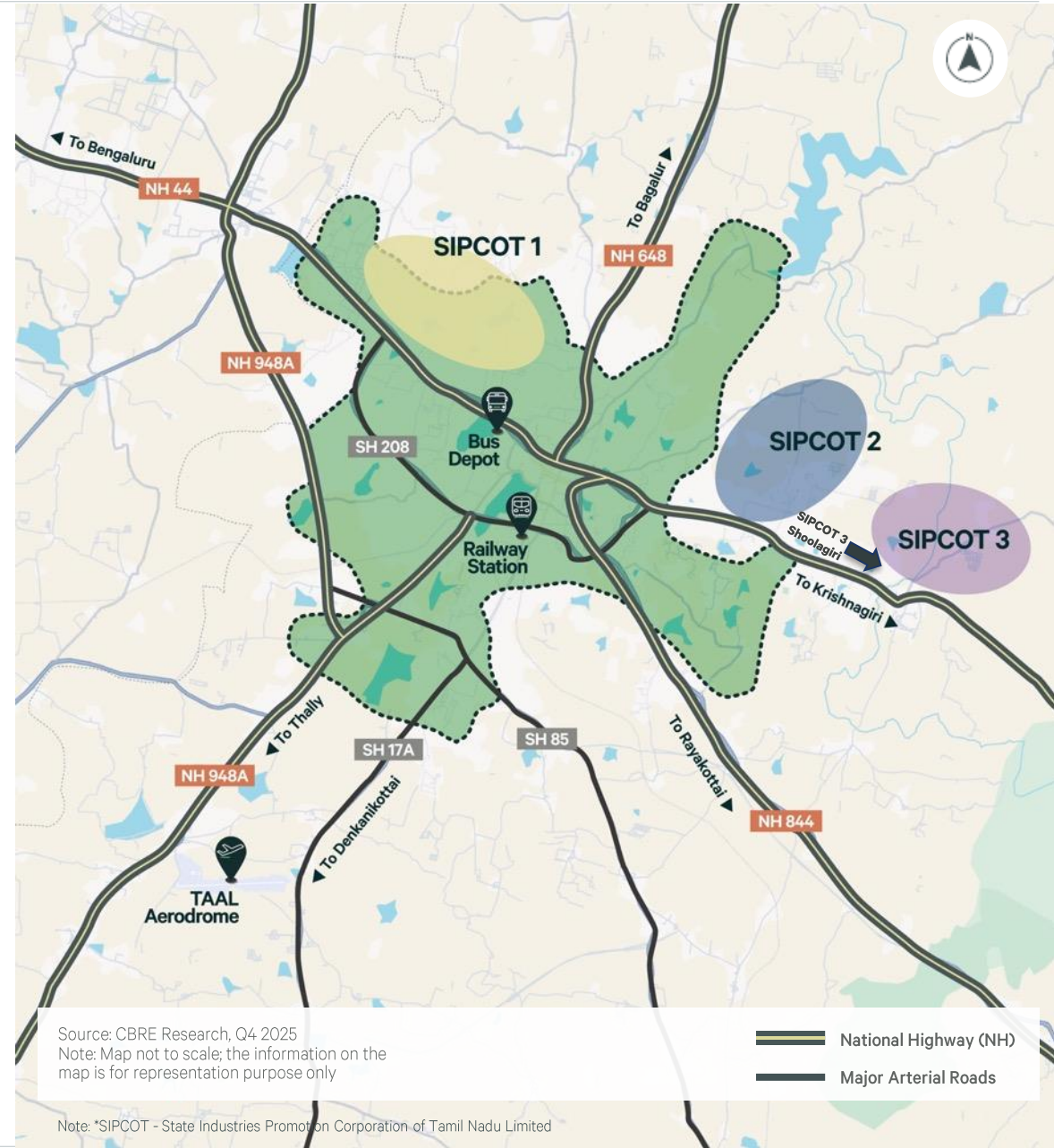
Figure 2.2: A snapshot of Hosur's key connectivity nodes

 <p>Airports</p> <ul style="list-style-type: none"> • Kempegowda International Airport (KIA) • TAAL Aerodrome Hosur • Salem Airport • Hosur International Airport 	 <p>Highways</p> <ul style="list-style-type: none"> • NH 44 connects Varanasi and Kanyakumari • Satellite town ring road (STRR) • Bengaluru- Chennai industrial corridor • Bengaluru Business Corridor (BBC)
 <p>Railways</p> <ul style="list-style-type: none"> • Hosur Railway Station • Krantivira Sangolli Rayanna (Bengaluru) Railway station • The Yellow line of Namma Metro • Bengaluru Suburban Rail Project (BSRP) by KRIDE 	 <p>Seaports</p> <ul style="list-style-type: none"> • Major Ports (within 350-km radius) • Chennai • Kamarajar (Ennore) • Kattupalli • New Mangalore Port

Source: CBRE Research, Q4 2025

Completed projects | Upcoming (under construction and planned) projects

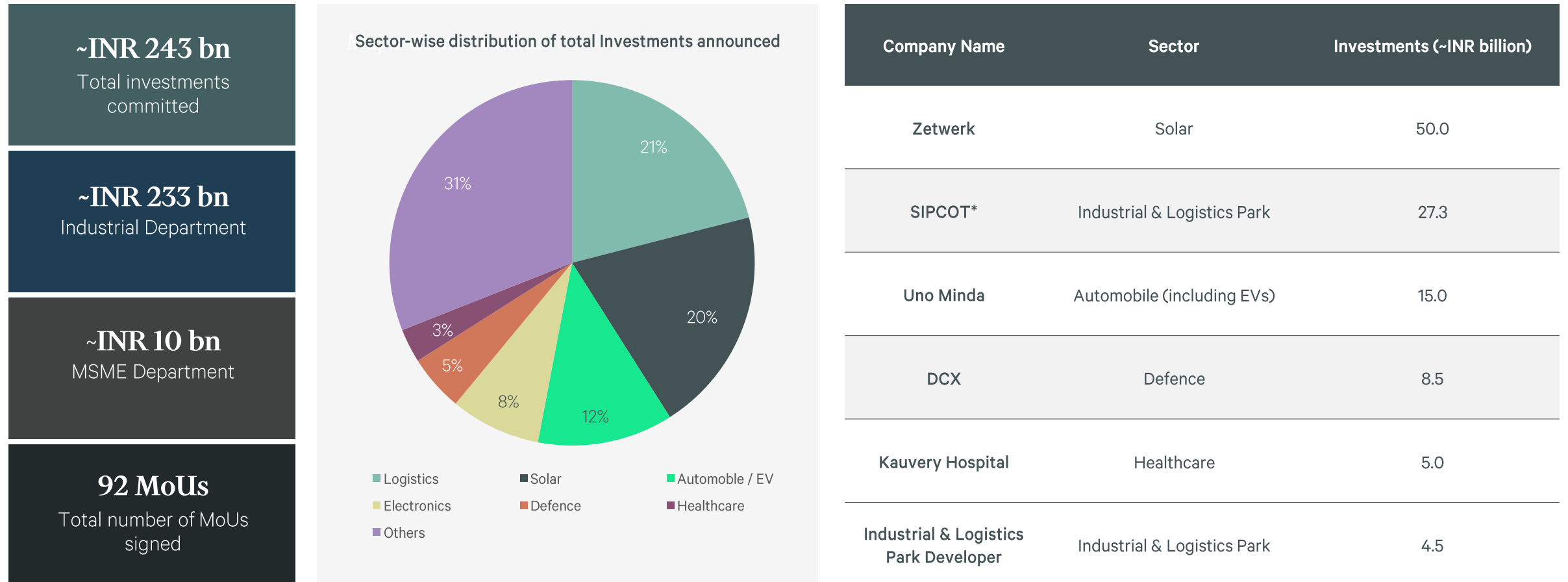
TAAL – Taneja Aerospace & Aviation Limited; NICE – Nandi Infrastructure Corridor Enterprise; KRIDE – Karnataka Rail Infrastructure Development Company Limited



Increased Investor Interest: Anchoring Hosur's Development

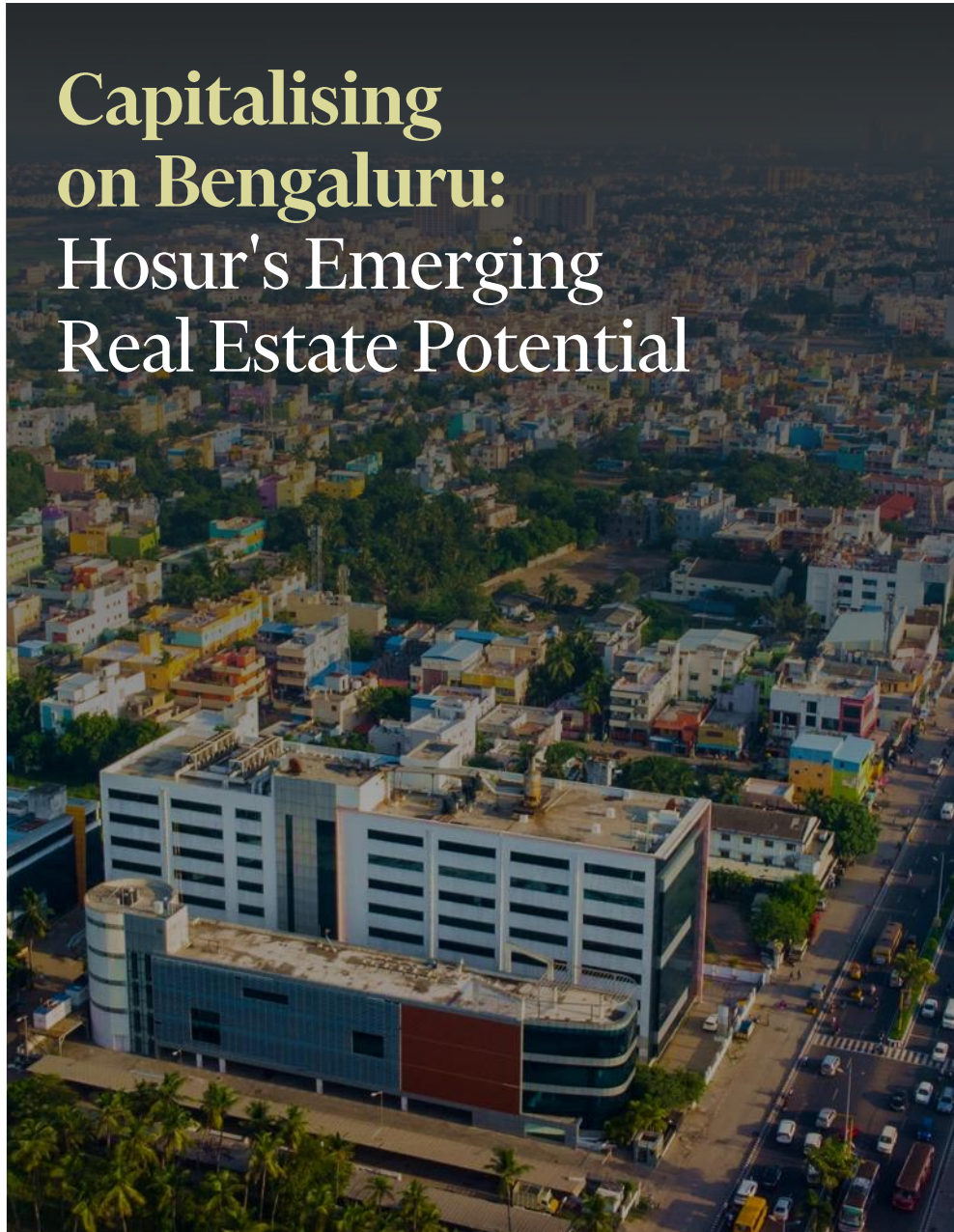
At the **TN Rising Investment Conclave 2025** in Hosur, the Tamil Nadu government signed MoUs worth ~INR 243 billion, projected to create ~49,353 jobs. Major investments span solar manufacturing, defence, and electronics, signalling the city's evolution from a peripheral zone to a high-value manufacturing hub. From an industrial and logistics (I&L) perspective, two implications emerge: 1. Manufacturing growth is set to boost demand for warehousing, third-party logistics (3PL), and distribution hubs.; 2. Strong investor confidence (domestic and foreign) is likely to accelerate demand for built real estate.

Figure 2.3: TN Rising Investment Conclave 2025 | Key investment announcements for Hosur



Source: TN Rising Investment Conclave, 2025

Note: *SIPCOT - State Industries Promotion Corporation of Tamil Nadu Limited



Hosur's primary strategic asset is its direct linkage to Bengaluru, the epicentre of India's technology and innovation. Located ~40-km from the Central Business District and ~25-km from Electronic City, the city benefits from deep industrial and logistical integration with the Bengaluru Metropolitan Region. This singular positioning enables dual benefits: access to a world-class urban ecosystem combined with significantly lower operational costs.

Economic and operational advantages:

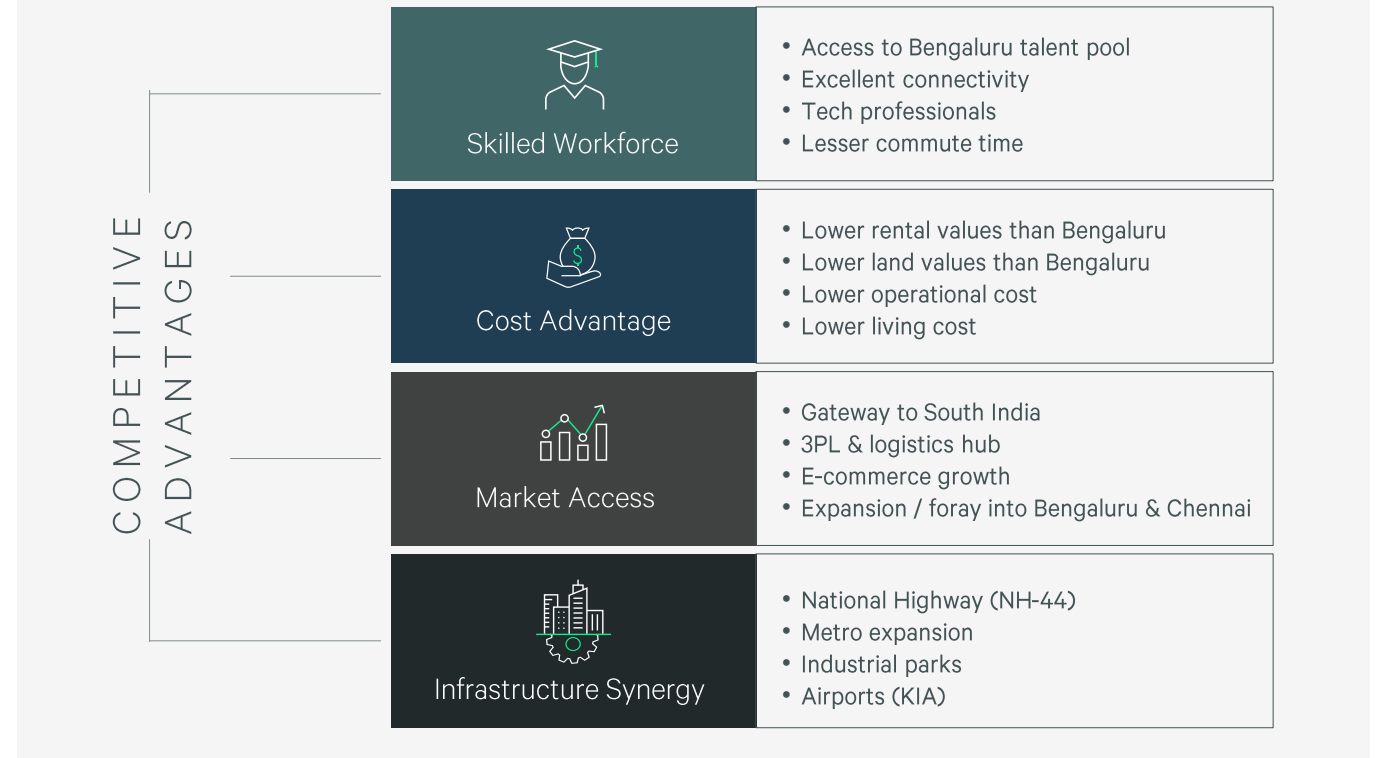


Lower cost of doing business: Larger contiguous land parcels available under SIPCOT and private parks.



Interstate trade advantage: Ability to serve Tamil Nadu and Karnataka markets efficiently from one industrial base.

Figure 2.4: Key competitive advantages for Hosur on account of proximity to Bengaluru



Source: CBRE Research, Q4 2025



Diversified Industrial Base: Key Sectors Fuelling Hosur's Growth

Hosur's industrial base has evolved from a traditional automobile cluster to multi-sector manufacturing and logistics powerhouse. The city is now a key contributor to Tamil Nadu's ambition to become an USD 1 trillion economy by 2030, supported by its strong foundation in automotive, EVs, electronics, and E&M sectors.



Automobile

Hosur's automotive sector represents the foundation of its industrial prowess, with globally recognised Original Equipment Manufacturers (OEMs) and comprehensive supplier ecosystem

Major Automotive occupiers:

Ashok Leyland

TVS Motor Company

Daimler India Commercial Vehicles

Mahindra & Mahindra

Key Planned Investments:

Toyota Boshoku Automotive to invest around ~INR 4.5 billion to make car interior and exterior components



Electric Vehicles (EV)

With India's EV push, Hosur is emerging as a hub for EV parts manufacturing and assembly. The area is attracting component and battery makers, boosting industrial activity

Major EV occupiers:

Ola Electric

Ather Energy

TVS Motor Company

Simple Energy

Key Planned Investments:

Genau Extrusions to set up an ~INR 4.4 billion electric two-wheeler manufacturing hub



Electrical & Electronics

Fuelled by Bengaluru's overflow and strategic location, Hosur's strong base in electronics manufacturing ensures sustained, significant industry growth

Major Electrical & electronics occupiers:

Tata Electronics

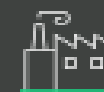
India Nippon Electricals

Delta Electronics

Ascent Circuits

Key Planned Investments:

ASM Technologies to establish an ~INR 2.5 billion design-led manufacturing facility for electronics, semiconductor and solar industries



Engineering & Manufacturing (E&M)

Leveraging its historical industrial base, Hosur's E&M sector is surging, fuelled by over 2,000 ancillary enterprises specialising in precision components, machining, and fabrication*

Major manufacturing occupiers:

Titan Company

Sundram Fasteners

Hindustan Unilever

Tenneco Automotive

Key Planned Investments:

Titan Engineering & Automation to invest ~INR 4.3 billion to manufacture aerospace components and automation systems

Source: *Tami Nadu Rural Transformation Project (TNRTP); Media articles 2025



3

Hosur Real Estate Market Dynamics

I&L Market in Hosur: A Deep Dive

Hosur houses ~3,000 diverse MSMEs, fuelled by robust manufacturing activity and a well-developed transportation infrastructure. Its Grade A warehousing network, skilled workforce, and strong connectivity to key urban centres, airports, and highways have established it as a preferred manufacturing destination and a crucial node for supply chain operations.

With increasing occupier interest and improving infrastructure, the city's I&L market is positioned for long-term growth and is set to become a major warehousing and distribution centre in South India.

Table 3.1: Key I&L micro-markets in Hosur (as of 9M 2025)

Micro-market	Locations	Average I&L rents (INR / sq. ft. / month)	Details
Thally Road	Hosur – Thally	22 – 25	Close to the Bengaluru-Hosur border, with seamless access to the Bengaluru industrial market (Attibele). This micro-market is dominated by established E&M and FMCG players.
SIPCOT Industrial Area Phase 1 & 2	Zuzuvadi, Moranapalli	21 – 26	This micro-market is well connected to the southern cities of Tamil Nadu via NH44 and dominated by automobile and auto ancillary manufacturing units.
SIPCOT Industrial Area Phase 3 (Shoolagiri)	Shoolagiri*	21 – 26	This is an emerging micro-market with a strong pipeline of large-scale firms setting up their manufacturing units.

Source: CBRE Research, Q4 2025

*Includes Future Mobility Industrial Park

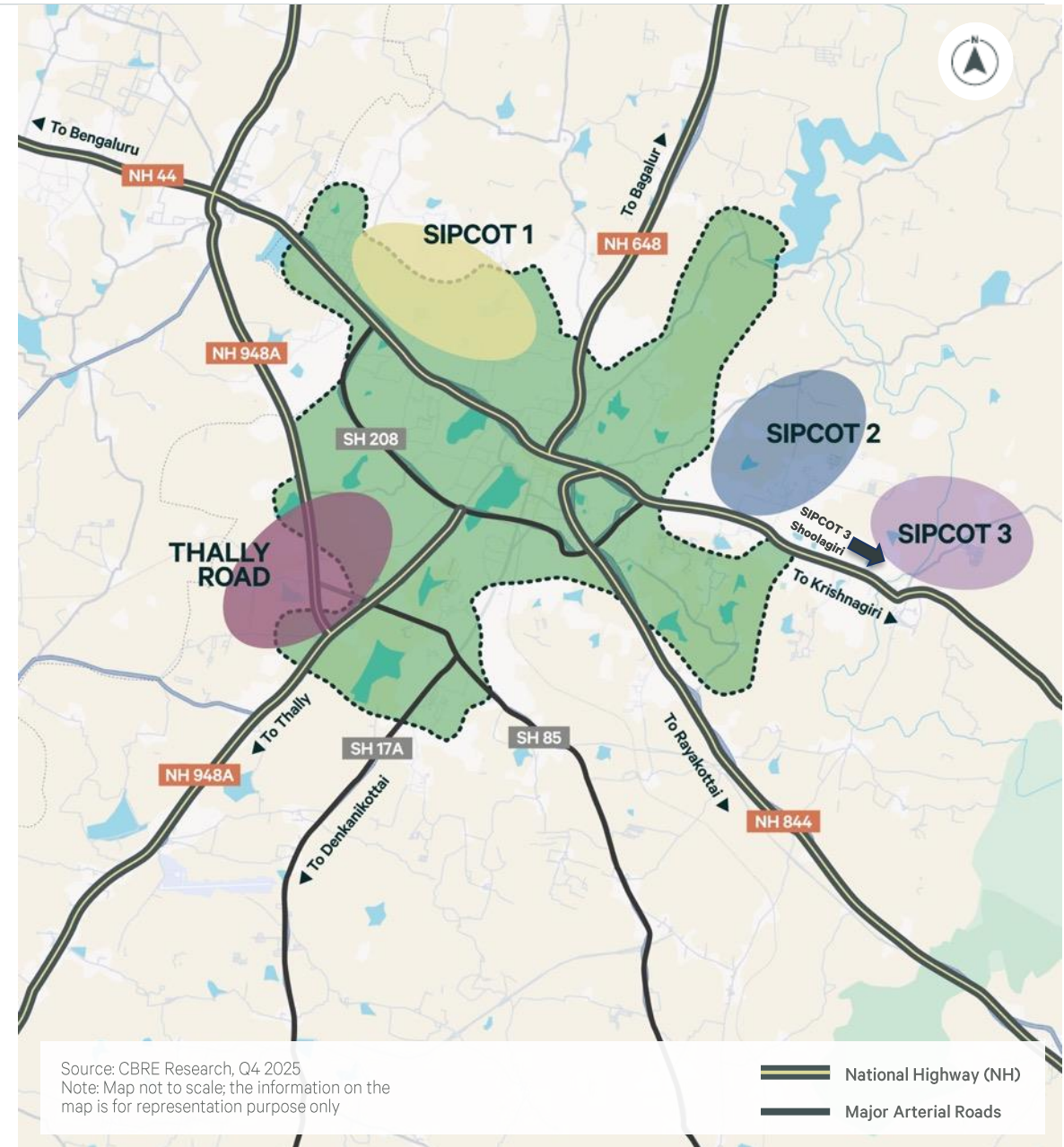
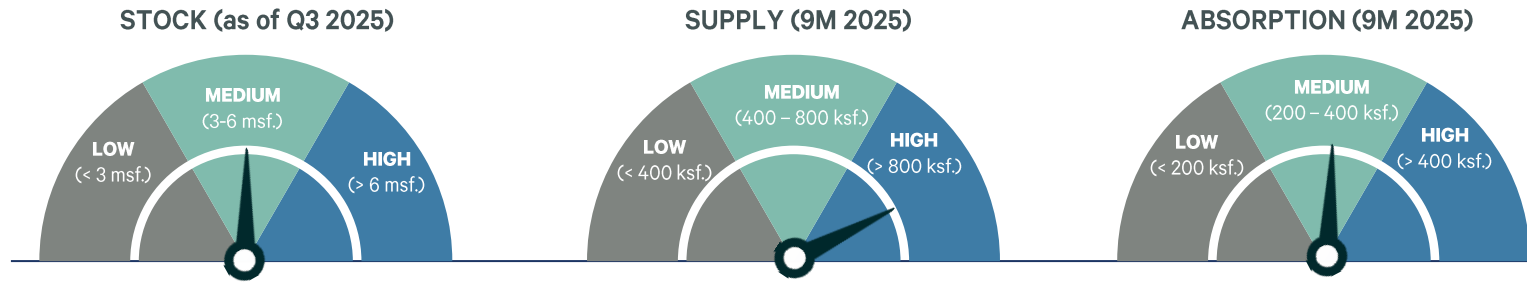


Figure 3.2: Hosur's I&L real estate trends (as of 9M 2025)



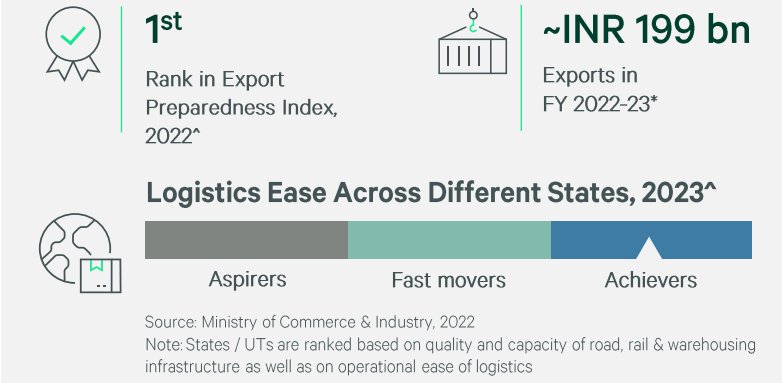
Source: CBRE Research, Q4 2025

Figure 3.4: City's key I&L dynamics (as of 9M 2025)

KEY INDUSTRIAL OCCUPIERS	KEY WAREHOUSING OCCUPIERS	PROMINENT I&L SPACES
<ul style="list-style-type: none"> Ashok Leyland TVS GRB Dairy Foods Terex India Titan Nilkamal 	<ul style="list-style-type: none"> Flipkart TVS Supply chain Stellar Value Chain Gati - KWE Om Logistics Snowman Logistics 	<p>Key manufacturing SEZ: Hosur - ELCOT Park</p> <p>Key I&L clusters: SIPCOT Industrial Area (Phase 1,2,3), Thally Road, Denkanikottai Road and Shoolagiri</p> <p>Key developers: TVS, Avigna Group, Fateh Group, Blackstone (Horizon Industrial Park), Allcargo Logistics, Welspun</p>

Source: CBRE Research, Q4 2025

Figure 3.3: Key I&L business performance indicators



KEY WAREHOUSING DEALS (9M 2025)		
Development Name	Tenant Name	Area (sq. ft.)
Welspun	IBOB	280,000
Avigna Industrial Parks	TVS Motor	247,000
Avigna Industrial Parks	Duroflex	215,000

[^]Represents Tamil Nadu's ranking; ^{*}Represents Krishnagiri's data

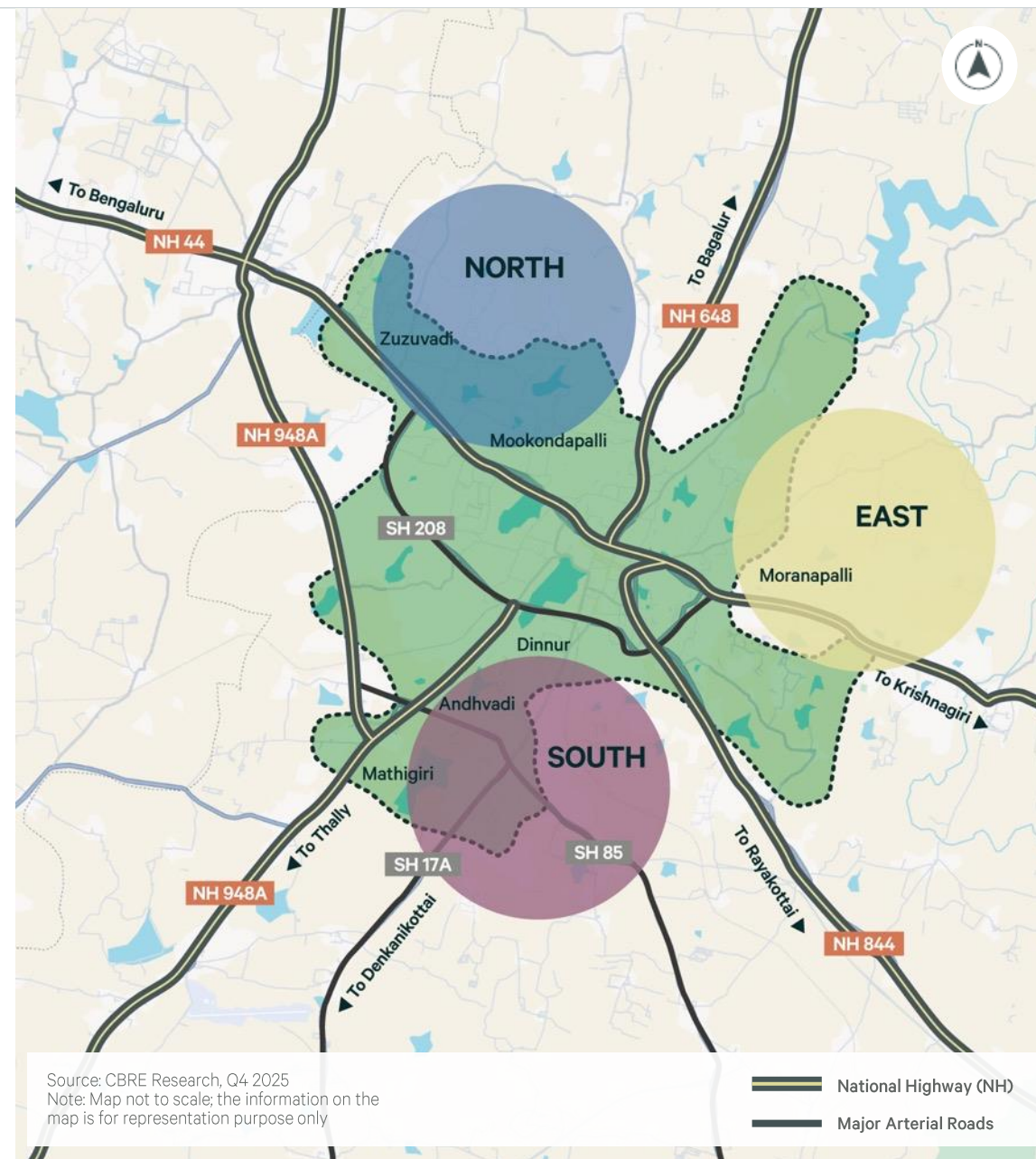
Hosur's Housing Market on the Rise

Hosur's housing market is witnessing steady expansion, supported by its strategic location and growing industrial base. Its proximity to Bengaluru, coupled with competitive land prices and sustained infrastructure improvements, continues to attract both end-users and investors. Strong connectivity through NH-44 and easy access to key employment hubs have bolstered housing demand across segments. Concurrent upgrades in physical and social infrastructure—such as new roads, layout approvals, residential projects, and enhanced urban amenities—are expected to further strengthen long-term market fundamentals and investment potential.

Table 3.5: Key residential micro-markets (as of 9M 2025)

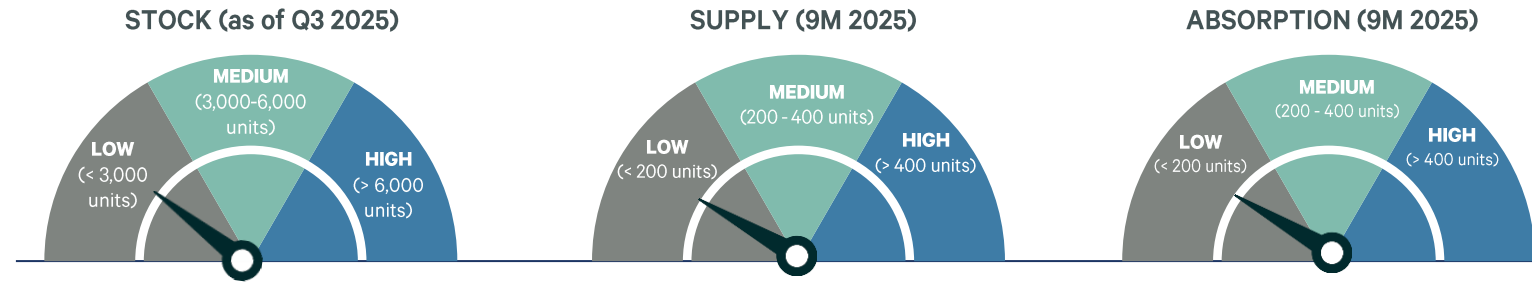
Micro-market	Locations	Average capital value (INR / sq. ft.)	Details
North	Bagalur, Zuzuvadi, Alasanatham, Mookondapalli	3,000 - 6,000	The inventory mix is concentrated in plots and 2BHK apartments, which are the preferred housing formats of this micro-market
South	Hosur - Thally Road, Mathgiri, Andhvadi, Dinnur	3,000 - 6,000	This zone is an emerging residential micro-market characterised by affordable plotted developments and upcoming gated communities
East	Moranapalli, Krishnagiri Road	2,000 - 5,000	One of the most prominent residential zones with presence of educational institutes and small-scale industries

Source: CBRE Research, Q4 2025



National Highway (NH)
 Major Arterial Roads

Figure 3.6: Hosur’s residential real estate trends (as of 9M 2025)



Source: CBRE Research, Q4 2025




-  Preferred configuration
2 BHK
-  Average price per sq. ft. (apartments)
INR 3,000 - 6,000 / sq. ft.
-  Preferred plot size
1,200 - 2,400 sq. ft.

Figure 3.7: Residential dynamics in Hosur (as of 9M 2025)

KEY APARTMENT PROJECTS	KEY VILLA / PLOTTED DEVELOPMENT PROJECTS	PROMINENT RESIDENTIAL PARAMETERS	KEY APARTMENT LAUNCHES (9M 2025)												
<ul style="list-style-type: none"> • SBC Govardhana Nilayam • Nous Greenville Arche • Neo Heights Magnum • Vasuthaa Apartment 	<ul style="list-style-type: none"> • Himagiri City • NBR Trifecta • Jaypee Serenity • TVS Emerald The Estate • Chaitra Classic Town 	<p>Key residential clusters: Hosur - Thally Road, Mathgiri, Andhvadi, Dinnur</p> <p>Key villa / plotted development developers: NBR Group, Jay Pee Developers, Himagiri Group</p> <p>Key apartment developers: SBC Properties, City Garden Promoters, NS Promoters</p>	<table border="1"> <thead> <tr> <th>Development Name</th> <th>No. of Units</th> <th>Price (INR / sq. ft.)</th> </tr> </thead> <tbody> <tr> <td>Dahlia Apartments Phase II</td> <td>45</td> <td>6,200</td> </tr> <tr> <td>Jacpels Residences</td> <td>35</td> <td>6,000</td> </tr> <tr> <td>NS Agasthya Avenue</td> <td>24</td> <td>5,500</td> </tr> </tbody> </table>	Development Name	No. of Units	Price (INR / sq. ft.)	Dahlia Apartments Phase II	45	6,200	Jacpels Residences	35	6,000	NS Agasthya Avenue	24	5,500
Development Name	No. of Units	Price (INR / sq. ft.)													
Dahlia Apartments Phase II	45	6,200													
Jacpels Residences	35	6,000													
NS Agasthya Avenue	24	5,500													

Source: CBRE Research, Q4 2025



4

Looking Ahead

Outlook: Hosur's Next Leap

Hosur is on the precipice of an economic transformation, driven by a powerful confluence of large-scale infrastructure projects, including strategic connectivity via the Bengaluru-Chennai Industrial Corridor (BCIC), segments of the STRR, and the planned Hosur Knowledge Corridor. This foundation, supported by Tamil Nadu's proactive industrial policies in sectors such as EVs and electronics, has created a conducive climate for urban and industrial growth. These macro drivers highlight immense potential, but fully capitalising on this trajectory requires optimising execution and addressing key developmental areas. The following section provides some broad level considerations for key stakeholders that can allow Hosur to maximise its potential as a major real estate hub.



Government

Aviation-related considerations

Fast-track the resolution of the Bangalore International Airport Limited (BIAL) agreement's 150-km radius restriction, which currently blocks the operationalisation of the proposed Hosur Airport until 2033.

Dual taxation

The Hosur Industries Association (HIA) has sought a shift to Zone C and a 20% concessional property tax rate for SIPCOT. This would resolve the dual taxation challenge: paying both high municipal tax and separate maintenance fees to SIPCOT.



Investors

Focus on high-quality logistics assets and plotted developments

Investors may pursue a long-term capital strategy in Hosur focused on de-risked assets. Capital allocation could be considered across two primary classes: Grade A, ESG-certified logistics and industrial parks (particularly those supported by major institutions), and high-growth potential residential plots located strategically near vital infrastructure, such as the STRR, Bagalur Bypass, and NH 844.



Developers

Align product mix with anticipated market demand

Developers are encouraged to strategically evolve their residential product mix to effectively capture anticipated market demand. The revised focus should centre on delivering premium, integrated, and environmentally conscious projects. This strategy ensures optimal alignment with the projected demographic shift, specifically catering to the influx of high-salaried, white-collar employees generated by the forthcoming TIDEL Park and the broader economic activity within the Knowledge Corridor.

Source: Media Reports, November 2024 and February 2025, CBRE Research, Q4 2025



5

Annexure

State's Policy Initiatives: Strengthening Hosur's Economic Foundation

With an intention to promote investments and create jobs, the government of Tamil Nadu has been proactive in formulating industry-specific policies which have also boosted the Hosur's real estate dynamics. The state's comprehensive policies include a wide array of incentives. Key policies are given in the table below.

Table 5.1: Major state policies shaping Hosur's investment environment

Policy	Land-related incentives	Capital subsidy	Stamp duty exemptions	Tax benefits	Infrastructure concessions & subsidies	Skill development / employment	R&D grants / initiatives
Tamil Nadu Semiconductor and Advanced Electronics Policy, 2024	✓	✓	✓	✓	✓	✓	✓
Tamil Nadu Logistics Policy & Integrated Logistics Plan, 2023	✓	✓	—	✓	✓	✓	✓
Tamil Nadu Electric Vehicles Policy, 2023	✓	✓	✓	✓	✓	✓	✓
Tamil Nadu Startup and Innovation Policy, 2023	—	✓	✓	—	✓	✓	✓
Tamil Nadu Aerospace & Defence Industrial Policy, 2022	✓	✓	✓	✓	—	✓	✓
Tamil Nadu R&D Policy, 2022	✓	✓	✓	✓	✓	✓	✓
Tamil Nadu Life Sciences Promotion Policy, 2022	✓	✓	✓	✓	✓	✓	✓
Tamil Nadu FinTech Policy, 2021	—	✓	—	✓	✓	✓	✓
Tamil Nadu Industrial Policy, 2021	✓	✓	✓	✓	✓	✓	✓
Tamil Nadu Data Centre Policy, 2021	✓	—	✓	✓	✓	✓	✓
Tamil Nadu Export Promotion Strategy, 2021	✓	—	—	—	✓	✓	✓
Tamil Nadu Electronics Hardware Manufacturing Policy, 2020	✓	✓	✓	✓	✓	✓	✓
Tamil Nadu IT Policy, 2018	✓	✓	✓	—	✓	✓	✓

Source: Respective state government ministries; CBRE Research, Q4 2025

Note: In a few cases though the policy do not directly mention about a particular incentive, an indication of indirect initiatives have been considered as a 'tick' mark

Key Infrastructure Initiatives Supporting Hosur's Development

Initiative	Description	Status	Details and strategic impact
Defence Industrial Corridor	Establishment of Defence Industrial Corridor connecting Chennai, Hosur, Salem, Tiruchirappalli and Coimbatore	Proposed in 2021	Likely to boost industrial cluster developments and manufacturing activity, thereby augmenting I&L demand in tier-II and III cities along the corridor
Hosur Airport	Development of new Hosur Airport	Identified 2,000 acres for greenfield Infrastructure	Once built, the new airport would be able to handle 30 million passengers annually and is likely to improve connectivity and value for Industries in Hosur
Chennai-Bengaluru Industrial Corridor (CBIC)	This industrial corridor is planned to achieve accelerated development and regional industry agglomeration in the states of Tamil Nadu, Karnataka, and Andhra Pradesh	Expected completion in 2026	This project would improve highway capacity and provide better connectivity and efficient transportation, in turn, increasing demand for I&L assets along the CBIC
Satellite Town Ring Road (STRR)	An under construction, 280-288-km access-controlled expressway around Bengaluru connecting 12 satellite towns, including Devanahalli, Hoskote, and Hosur	Expected completion in 2028	The project aims to enhance connectivity and transport efficiency, potentially increasing the demand for I&L assets along the expressway
Peripheral Ring Road (PRR)	A 117-km road connecting major radial highways and business districts around Bengaluru	Currently proposed, expected completion in 2027	This project would provide better connectivity, reduce travel time, improve logistics infrastructure, and facilitate smoother movement of goods and people
Bengaluru Suburban Rail Project (BSRP) by KRIDE	Bengaluru Suburban Rail Project Corridor 4 would connect Rajanukunte, Yelahanka, Baiyyappanahalli, and Heelalige	Expected completion in 2028	With an est. daily capacity of 1 million passenger, the BSRP is likely to improve the connectivity and value for Industries in the city
Namma Metro Yellow Line	Bengaluru Metro Rail Corporation limited (BMRCL) plans to extend Yellow Line (RV Road-Bommasandra) to Hosur	Proposed in 2025	Post completion, the direct rapid transit would significantly improve labour mobility and reduce road freight /personnel transit time, boosting Hosur's attractiveness for investments
Hosur Knowledge Corridor	The Government of Tamil Nadu announced the development of Hosur Knowledge Corridor with the vision of transforming the city into a major industrial, IT, and educational hub	Proposed in 2025	This project aims to attract Global Capability Centres (GCCs), R&D centres, IT/ITES facilities, educational institutes and technology-driven enterprises to Hosur

Source: CBRE Research, Q4-2025

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