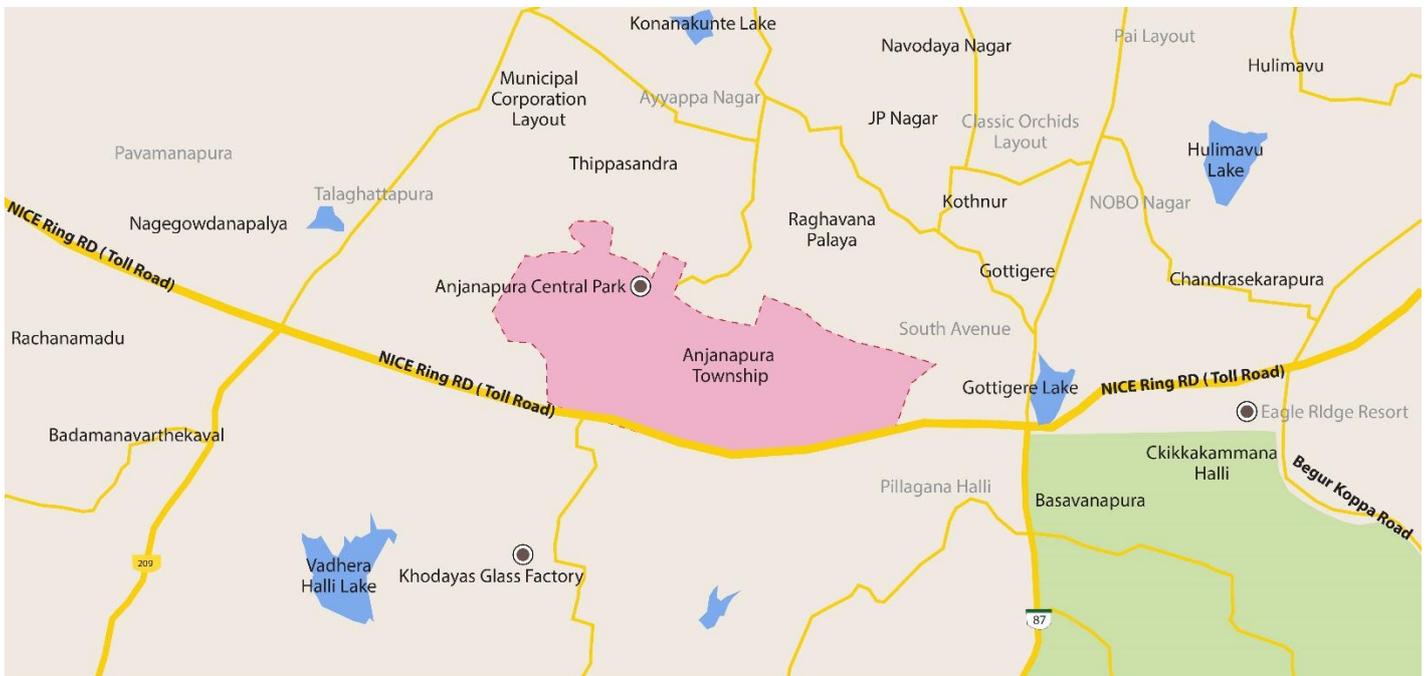


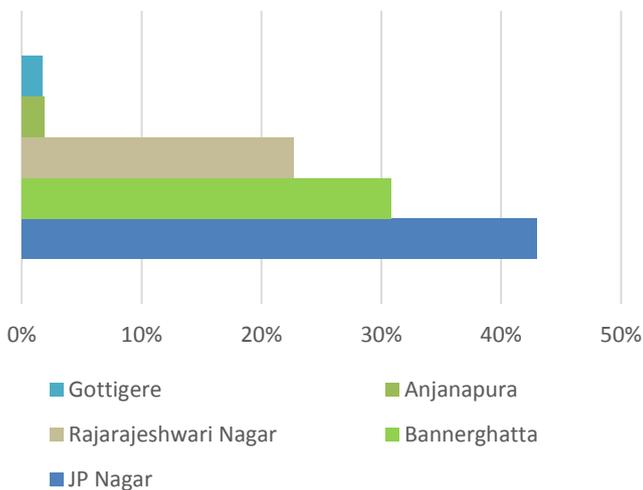
# Anjanapura

Anjanapura Layout is an upcoming locality in South Bangalore developed by BDA (Bangalore Development Authority). The area was formed in the year 2001 in two stages with 11,276 sites in total. Starting with 6253 sites initially, the region had 5023 sites added later with extension of the layout to further 1500 acres. It is one of the biggest layouts in Bangalore metropolitan area. In June 2005 it was renamed to Lal Bahadur Shastri Nagar by the Karnataka government, although it is still popularly called Anjanapura.

The locality is strategically surrounded by NICE Ring Road, Bannerghatta Main Road and Kanakapura Road. These roads improve connectivity and boosts commercial real estate activity in the region. Additionally they act as key investment zones, along the roads in Anjanapura. Additionally 60 ft Road, 80 ft Road, Amruth Nagar Main Road and Gottigere Kembathalli Main Road provide a good road network in Anjanapura



## Locality Ranking: Anjanapura



- Namma Metro Phase II, will include the extension of the southern corridor of Phase I, from Puttenahalli to Anjanapura Township
- This Green Line of Bangalore metro will run along a distance of 6.3 km covering 5 metro stations
- Since the locality is the southern-most end of Bangalore, it is 77 km away from the Bangalore International Airport
- However the Bangalore City Railway Junction is fairly close at a distance of 31 km
- BMTC (Bangalore Metropolitan Transport Corporation) operates bus service in Anjanapura
- Kembathalli Cross and Anjanapura are the two major bus stops in the locality connecting residents to all important transit points in Bangalore city

- Anjanapura has a number of schools, colleges and healthcare facilities in and around the region. The layout also has 31 parks and playgrounds as recreational facilities
- Basic infrastructure in the locality is not upto to the mark. Shortage of potable water and lack of street lamps and proper internal roads have been a cause for concern for its residents
- During its formation, (Year 2000 to 2003) BDA sold plots in Anjanapura to weaker sections of the society for INR 705 per square metre. The same was sold to others for INR 1590 per square metre
- Post 2003, plots were sold at INR 1050 per square metre to weaker sections of the society and at INR 2100 per square metre to others

**Road Connectivity**

NICE Ring Road,  
Bannerghatta Main Road  
Kanakapura Road

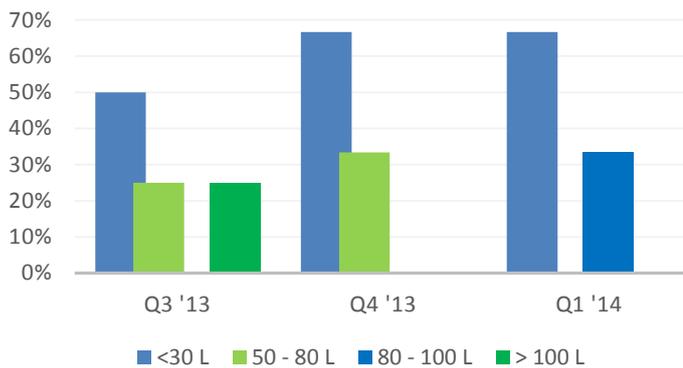
**Public Transport**

BMTC bus service  
(proposed) Namma Metro  
connectivity

**Distance from Anjanapura**

Airport : 77 km  
Bangalore City railway  
station: 31 km

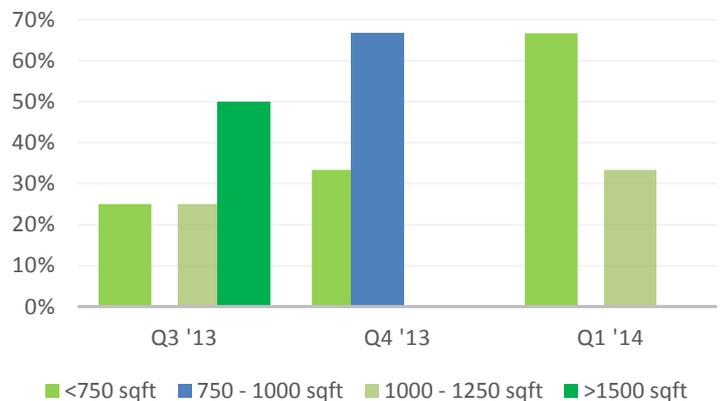
**Budget Preference of Buyers**



- Since then [plots and land for sale in Anjanapura](#) have been an important commodity for investors and individual buyers alike
- Availability of land, has resulted in builders launching projects with bigger housing units in the locality
- Bigger units like 3BHK apartments and villas are the most popular investment choice by home buyers
- Price of villa projects in the region are subjective to the amenities it offers. The average price range observed is INR 4500 to 6500 psft

- Apartments followed by plots are the most popular real estate investment options here
- Apartments in Anjanapura come in the price range of INR 3500 to 4500 psft
- End user demand for properties has also been centred around affordable and mid-range budget in Anjanapura
- Plots have shown highest appreciation value with an average appreciation of 6% each quarter. Plots here can cost upto INR 4500 to 6000 psft

**Unit Size Preference of Buyers**



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