

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Bengaluru Infrastructure Impact Report — Q3 2026

Of the 16 metro, rail and ring-road projects we follow in Bengaluru (Bangalore), 6 are open and 8 under construction. Whitefield's average asking price rose 69% from 2021 to 2025, with the metro reaching it in 2023. New K-RERA projects hit 521 in 2025.

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Summary

Bengaluru is adding metro lines fast. 6 of the projects we follow are open, including the Purple Line to Whitefield and the Yellow Line to Electronic City. 8 more are being built, among them the Blue Line to the airport, the Pink Line and the suburban railway.

This report follows 16 projects through their official milestones and sets them beside the data we hold on prices and new supply. In Whitefield, prices rose fastest in the years before the metro arrived and kept rising after it, more slowly. Builders registered 521 new projects with K-RERA in 2025, the most in five years.

Everything here comes from official project releases, our price tracker and K-RERA lists. Nothing is a forecast.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor (#finding-1, #finding-2 ...).

- 1 Of the 16 projects we follow in and around Bengaluru, 6 are fully open, 8 under construction and 2 still at the approval or proposal stage.
- 2 Bengaluru opened the Purple Line extension to Whitefield (first stretch March 2023), the Purple Line to Challaghatta (October 2023) and the Yellow Line to Bommasandra and Electronic City (August 2025).
- 3 None of these projects has both an official construction start and an opening on record yet, so we cannot measure build times.
- 4 Official statements revised the target date, or reported a delay, for 2 of the 16 projects. They include Suburban Rail and Peripheral Ring Road.
- 5 Whitefield's average asking price on our tracker went from ₹6,800 per sq ft in 2021 to ₹11,500 in 2025, up 69%. Nearby infrastructure: Purple Line extension to Whitefield, first opened on 25 March 2023.
- 6 NHB's index for Bengaluru was 21.5% higher in Apr–Jun 2026 than a year earlier, the fastest of the major cities NHB names.
- 7 Across Bengaluru Urban district and Bengaluru Rural district, builders registered 521 new projects with K-RERA in 2025, against 288 in 2021 (+81%). The busiest year in this window was 2025, with 521.
- 8 Across Bengaluru, the average asking price on our tracker is ₹12,800 per sq ft, up 84% in five years.

Key numbers

PROJECTS FOLLOWED

16

metro, suburban rail, ring roads

OPEN

6

latest: 10 August 2025

UNDER CONSTRUCTION

8

2 more proposed

WHITEFIELD PRICE CHANGE

69%

2021–2025, our tracker

NEW K-RERA PROJECTS, 2025

521

Bengaluru Urban and Rural · +81% on 2021

HOUSE PRICES ON A YEAR EARLIER (NHB)

21.5%

Apr–Jun 2026

What this report measures

New metro lines and ring roads change how long it takes to get to work, and so where people want to live. This report sets Bengaluru’s infrastructure projects beside the data we hold on prices and new supply.

We follow 16 projects — Namma Metro lines, the suburban railway (K-RIDE), the Peripheral Ring Road and the Satellite Town Ring Road — from the dates official sources give. We set them beside our price tracker and new K-RERA projects.

Bengaluru’s infrastructure pipeline

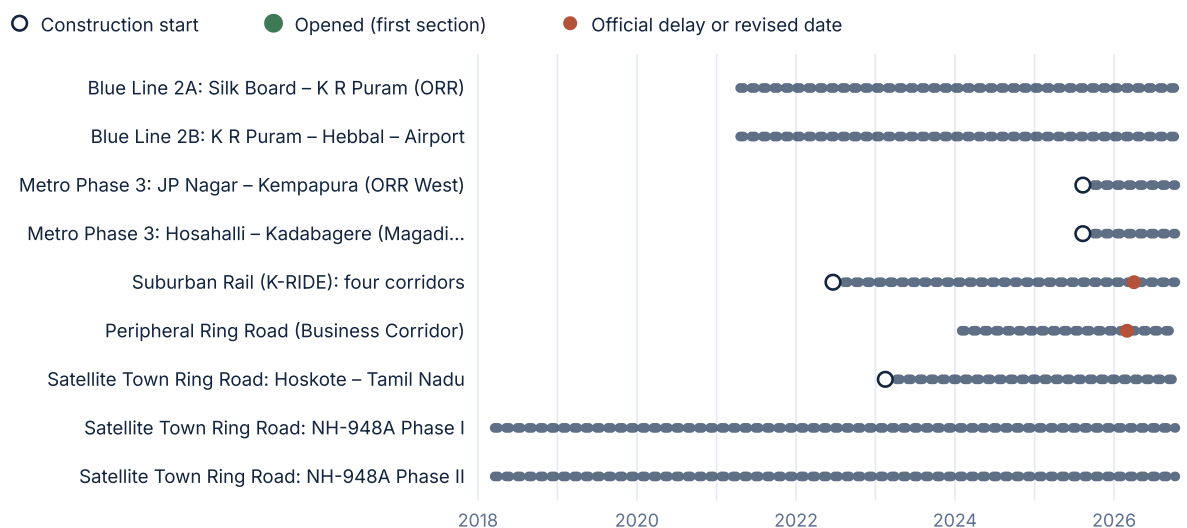
Of the 16 projects we follow in and around Bengaluru, 6 are fully open, 8 under construction and 2 still at the approval or proposal stage.

- **Open:** Purple Line extension to Whitefield, Purple Line extension to Challaghatta, Green Line extension to Silk Institute, Green Line extension to Madavara (BIEC), Yellow Line: RV Road – Bommasandra (Electronic City) and Satellite Town Ring Road: Dobbaspet – Hoskote.
- **Under construction:** Pink Line: Gottigere – Nagawara, Blue Line 2A: Silk Board – K R Puram (ORR), Blue Line 2B: K R Puram – Hebbal – Airport, Metro Phase 3: JP Nagar – Kempapura (ORR West), Metro Phase 3: Hosahalli – Kadabagere (Magadi Road), Suburban Rail (K-RIDE): four corridors, Peripheral Ring Road (Business Corridor) and Satellite Town Ring Road: Hoskote – Tamil Nadu.
- **Approved or proposed:** Satellite Town Ring Road: NH-948A Phase I and Satellite Town Ring Road: NH-948A Phase II.

Most of what is under construction is metro: the Blue Line along the Outer Ring Road to the airport, the Pink Line and two Phase 3 corridors. The ring roads are further out and longer-term.

Bengaluru infrastructure: from approval to opening

Each bar runs from the official construction start — or, where none is recorded, the first announcement or approval — to the first opening; a dotted bar is not yet open. Red dots are official delay statements or revised target dates. Projects with no dated milestone on record are in the table only.



Source: official project releases (PIB, state governments, metro and road authorities) · Property Nivesh Research

How long projects take, and how often dates slip

None of these projects has both an official construction start and an opening on record yet, so we cannot measure build times.

Official statements revised the target date, or reported a delay, for 2 of the 16 projects. They include Suburban Rail and Peripheral Ring Road.

Many Bengaluru projects have no official construction start on record in our data, so we cannot yet measure how long they took. The table at the end lists every dated milestone we hold.

Whitefield: prices beside the Purple Line

Whitefield's average asking price on our tracker went from ₹6,800 per sq ft in 2021 to ₹11,500 in 2025, up 69%. Nearby infrastructure: Purple Line extension to Whitefield, first opened on 25 March 2023.

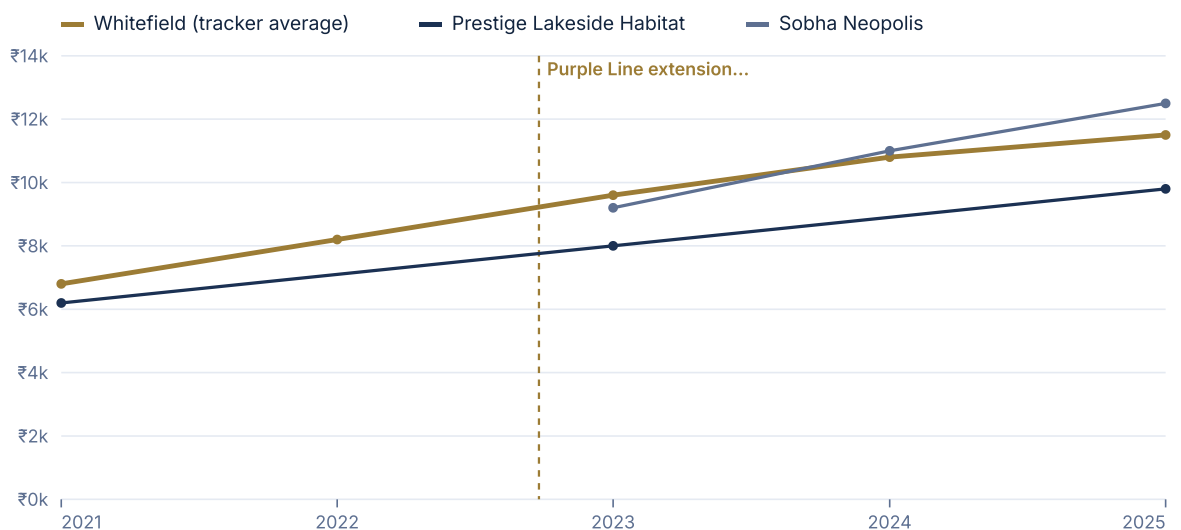
Projects in Whitefield with a price history on our pages moved the same way: Prestige Lakeside Habitat from ₹6,200 to ₹9,800 per sq ft (2021–2025, +58%) and Sobha Neopolis from ₹9,200 to ₹12,500 per sq ft (2023–2025, +36%).

Whitefield's yearly rise was biggest before the metro: about 21% in 2022 and 17% in 2023. After the line opened in 2023, the rise slowed, to about 7% in 2025. Prices kept rising, but the metro did not set off a jump.

These figures show timing, not cause. Prices in a locality also move with jobs, new supply, interest rates and the wider market.

Whitefield: price per sq ft and the infrastructure that serves it, 2021–2025

Yearly average asking price per square foot from the Property Nivesh price tracker, with projects in the locality that have a price history on our pages. Dashed rules mark the first opening of each project serving the locality (or its announcement, if it is still on paper). The chart shows timing only; it does not show that the infrastructure caused the change.



Source: Property Nivesh price tracker; official project releases · Property Nivesh Research

New projects registered with RERA in Bengaluru

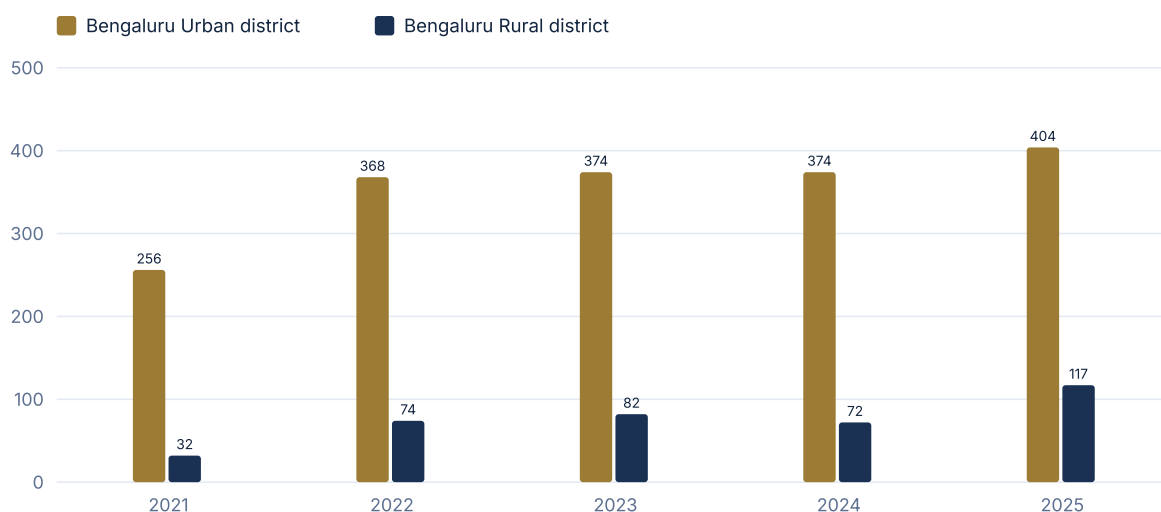
New projects tend to follow new roads and metro lines, and builders must register each one with RERA before selling it.

Across Bengaluru Urban district and Bengaluru Rural district, builders registered 521 new projects with K-RERA in 2025, against 288 in 2021 (+81%). The busiest year in this window was 2025, with 521.

Bengaluru Urban accounted for 78% of the new projects in 2025.

New RERA projects in Bengaluru, 2021 – 2025

New real-estate projects registered with K-RERA each calendar year (complete years only), by district.



Source: RERA registered-project lists · analysis: Property Nivesh Research

How to use this report

- **Check the status, not the announcement.** A line that is “approved” or “proposed” may be years from opening. Look for a construction start on record.
- **Allow for delays.** 2 of the 16 projects here have had an official delay or a revised date.
- **Walk the last mile.** A station 2 km away is not the same as one at the gate.
- **Compare prices on the same basis** — carpet, built-up or super area.

For prices across Bengaluru, see our Bengaluru Property Price Report. This report does not forecast prices or recommend buying or selling any property.

Data tables

Bengaluru infrastructure from official milestones

First announcement or approval, construction start (or foundation stone), first opening and the number of official delay statements or revised target dates on record. — = no dated record.

Project	Status	First announced or approved	Construction start	First opened	Date revisions
Purple Line extension to Whitefield	Open	—	—	25 Mar 2023	0
Purple Line extension to Challaghatta	Open	—	—	9 Oct 2023	0
Green Line extension to Silk Institute	Open	—	—	14 Jan 2021	0
Green Line extension to Madavara (BIEC)	Open	—	—	—	0
Yellow Line: RV Road – Bommasandra (Electronic City)	Open	—	—	10 Aug 2025	0
Pink Line: Gottigere – Nagawara	Under construction	—	—	—	0
Blue Line 2A: Silk Board – K R Puram (ORR)	Under construction	20 Apr 2021	—	—	0
Blue Line 2B: K R Puram – Hebbal – Airport	Under construction	20 Apr 2021	—	—	0
Metro Phase 3: JP Nagar – Kempapura (ORR West)	Under construction	16 Aug 2024	10 Aug 2025	—	0
Metro Phase 3: Hosahalli – Kadabagere (Magadi Road)	Under construction	16 Aug 2024	10 Aug 2025	—	0
Suburban Rail (K-RIDE): four corridors	Under construction	21 Oct 2020	20 Jun 2022	—	1
Peripheral Ring Road (Business Corridor)	Under construction	Feb 2024	—	—	1
Satellite Town Ring Road: Dobbaspeth – Hoskote	Open	—	—	11 Mar 2024	0
Satellite Town Ring Road: Hoskote – Tamil Nadu	Under construction	—	15 Feb 2023	—	0
Satellite Town Ring Road: NH-948A Phase I	Proposed	19 Mar 2018	—	—	0
Satellite Town Ring Road: NH-948A Phase II	Proposed	19 Mar 2018	—	—	0

Bengaluru price history: average asking price per sq ft by year

Property Nivesh price tracker (localities) and project pages (projects). — = no figure for that year. Change = first to last year shown.

Locality or project	2021	2022	2023	2024	2025	Change
Whitefield	₹6,800	₹8,200	₹9,600	₹10,800	₹11,500	+69%
Prestige Lakeside Habitat (project)	₹6,200	—	₹8,000	—	₹9,800	+58%
Sobha Neopolis (project)	—	—	₹9,200	₹11,000	₹12,500	+36%

New RERA projects in Bengaluru by year

Complete calendar years from the RERA authority's registered-project lists, by registration date.

District	2021	2022	2023	2024	2025
Bengaluru Urban district (K-RERA)	256	368	374	374	404
Bengaluru Rural district (K-RERA)	32	74	82	72	117
All	288	442	456	446	521

Methodology

Infrastructure. Dated milestones — announcement, approval, foundation stone, construction start, openings, official delay statements and revised target dates — from government and project-authority releases (dataset version 1.0). A project's status is the latest the authority has stated. Build time runs from the official construction start (or foundation stone) to the first opening.

Property Nivesh price tracker. Average asking price per square foot for each city and locality we track, a yearly history (the last five years shown), the change in that average over five years, and the gross rental yield (a year's rent as a share of the price). Averages come from the projects and listings we follow; they are asking prices, not registered sale prices.

Project pages. Starting prices, price ranges, prices per square foot and flat configurations as listed on our project pages, which record what the developer published or what the reports cited on each page say. Flat sizes are counted only where a configuration is one size (2 BHK, not "2 & 3 BHK"); villas, plots, penthouses and

duplexes are left out of the flat tables. A median is the middle value: half the listings start below it and half above.

RERA. New real-estate projects registered with the state RERA authority, counted from its registered-project lists by registration date. Bengaluru Urban and Bengaluru Rural districts, complete calendar years.

Editions. Updated every quarter at this address; each edition is kept as a PDF.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Official project releases — Press Information Bureau, ministries, state governments, metro rail corporations, road and development authorities.
- Property Nivesh — price tracker and project pages.
- Karnataka Real Estate Regulatory Authority (K-RERA) — registered-project lists, Bengaluru Urban and Bengaluru Rural districts.

Limitations

- We follow the projects listed here, not every road or line in the city.
- A milestone is recorded only when an official source dates it. Projects with no dated record appear in the table but not the chart.
- Tracker prices are asking prices, not registered sale prices, and our locality coverage in this city is small.
- Price changes near a project show timing only. They do not prove the project caused them.

Frequently asked questions

Which Bengaluru metro lines are open? ×

Of the lines we follow, the Purple Line extensions to Whitefield and Challaghatta, the Green Line extensions and the Yellow Line to Electronic City are open. The Blue Line to the airport, the Pink Line and Phase 3 are under construction.

Did the metro raise Whitefield property prices? ×

Whitefield's average asking price rose 69% from 2021 to 2025 on our tracker. The yearly rise was biggest before the line opened in 2023 and slower after it. The data shows timing, not cause.

Is new housing supply rising in Bengaluru? ×

Yes. Builders registered 521 new projects with K-RERA in Bengaluru Urban and Rural in 2025, against 288 in 2021.

How often is this report updated? ×

Every quarter. Each edition is kept as a PDF at a permanent address.

Cite this research

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REFERENCE (APA STYLE)

Property Nivesh Research Team. (2026). Bengaluru Infrastructure Impact Report – Q3 2026. PropertyNivesh.in. <https://propertynivesh.in/research/infrastructure-impact-reports/bengaluru>

SOURCE LINE

Source: Property Nivesh Research analysis of official project milestones, the Property Nivesh price tracker, K-RERA registrations – “Bengaluru Infrastructure Impact Report – Q3 2026” (updated 11 October 2026), <https://propertynivesh.in/research/infrastructure-impact-reports/bengaluru>

HTML LINK

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<a href="https://propertynivesh.in/research/infrastructure-impact-reports/bengaluru">Bengaluru Infrastructure Impact Report – Q3 2026 – PropertyNivesh.in Research</a>
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Version history. Report v1.0 (2026-10-11): First publication. · Infrastructure projects and their official milestones v1.0 (2026-10-09): First release: 110 projects, 310 dated milestones. · Property Nivesh price tracker and project prices by city v1.0 (2026-10-11): First release: 17 cities, 10 localities, 204 projects (79 priced). · New RERA project registrations v1.0 (2026-10-09): First release: 1087 HRERA Gurugram registrations (to 2026-09-14), 2277 district counts from 9 RERA authorities.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.