

CLUSTER INSIGHT · EDITION V2.0

CL-005 · SHETTIGERE

The corridor's fastest mover, *with a ladder.*

North Bengaluru's highest-appreciation cluster at ₹13,000 psf and 14% YoY, still the sharpest rate in the tracked set. The airport-side metro leg holds a June 2027 window, Airport City is rising one stop away, and the universe grew from two projects to nine: Birla Phase 4 pricing at ₹15,500 to 19,000 psf, Tata Varnam's lower Phase 2 entry, Sattva's three value rungs, two delivered Tata plotted layouts and Godrej MSR City. Forty-two triggers, and the 38 percent gap to Hebbal, now being tested by a live print.

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Inside *Shettigere*.

Five sections of decision-grade reference on a single cluster. The repricing thesis, the trigger stack, the buyer-fit framework, the nine-project universe (two active primaries, seven tracked benchmarks), and the metro-timing risks worth tracking before commitment.

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Why 14% YoY is rational pre-opening pricing, what Birla's Phase 4 asks say about the gap to Hebbal, and why Airport City makes Shettigere an employment cluster and not just a station cluster.

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02 42 tracked. 17 high-impact. 2 headwinds.

The airport-side first leg, Airport City, the Sadahalli underpass, BIAL T2, the MRO hub, SAP and Boeing, the Jangamakote deep-tech park, Forum 13 North minutes away, plus the registration-fee and toll headwinds.

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03 Five variables and who this cluster suits

All-in PSF with a widening intra-cluster spread, township scale and format, builder reliability across five platforms, trigger depth and the studio-to-townhouse ladder. Four buyer personas this cluster serves, and two it does not.

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05 Cluster-specific risks and a custom shortlist

Five risks worth tracking. The upcoming events that could change the thesis. And how to book a custom shortlist call for Shettigere.

SECTION ONE · CLUSTER THESIS

"14 percent year-on-year. The corridor's sharpest. The metro is a June 2027 window with a March reset in the wind. "

Shettigere trades at ₹13,000 psf with 14 percent YoY, well above the corridor median of 8 to 11. The catalyst stack is still the most concentrated in the north: the Blue Line terminates within four kilometres of the centroid, STRR passes through, KIA's ground-side economy overlaps the boundary, and Airport City's business park is rising one stop away. Hebbal trades at ₹18,000 with the metro partially live. The 38 percent gap held for six quarters. UPDATED: Birla Trimaya's Phase 4 asks at ₹15,500 to 19,000 psf are the first print inside that gap.

₹13,000 /sft +14 %
AVG PSF YOY

42
TRACKED TRIGGERS

90 /100
DEMAND INDEX

SOURCE · BANGALORESELECT TRACKED DATASET · BS_AUTORESEARCH V45 WORKING · 22-AUG-2026

THE THESIS, IN FIVE PIECES

The 38% gap, *decoded again.*

The catalyst density got denser.

Four corridor-defining events still land in the same window: the airport-side first leg (June 2027 window), the Sadahalli underpass (April 2027), the STRR arc (operational) and T2 Phase 2 (2028-29). NEW: BIAL's Airport City, a 2M sqft business park, concert arena and 775-key hotel campus around the Airport City metro station one stop from Shettigere's frontage. The cluster was a station thesis; it is becoming a workplace thesis.

Why +14% YoY is rational, not speculative.

The appreciation reflects metro construction proximity converting into pricing confidence ahead of opening, on a demand index of 90 that equals Hebbal's. Rentals at Birla Trimaya start at ₹35,000 for 2 and 3 BHK with occupier demand from KIADB, Yelahanka tech and Devanahalli logistics. UPDATED: Tata Varnam Phase 1 (582 apartments and 48 townhouses on ~20 acres) booked ₹1,000 crore in 60 days from 15 August 2025; Godrej Barca sold 1,450-plus homes for ₹2,000 crore in April to June 2025. The absorption data is the freshest in the corridor.

The 38% gap has its first print.

UPDATED · Birla Trimaya's Phase 4 (RERA 29 January 2026) asks ₹0.92 to 4.85 crore, implying ₹15,500 to 19,000 psf against the cluster's ₹13,000 and Hebbal's ₹18,000. One phase of one project does not close a gap, but it is the first time Shettigere product has priced inside Hebbal's band before the metro opened. The conventional read (gap closes after opening) and the contrarian read (Hebbal's premium is structural) both survive; the price is starting to tell.

Nine projects, three theses.

v1 had two township-scale projects. v2 has a ladder: Birla and Tata at the premium end; Sattva's Vasanta Cove (studios from ₹59 lakh), Vasanta Skye and Aeropolis as the value rungs; Godrej MSR City (2,563 registered units so far) as the volume comp; Tata Swaram and Raagam as the delivered plotted references at ₹8,200 to 10,500 per sft of land. Different builders, different scales, same repricing thesis.

The metro is a commitment, not a delivery date.

UPDATED · The June BMRCL review held the airport-side first leg at June 2027 and reset the cityward leg to December 2027. August reporting has the airport-leg contractor ~80 percent complete and seeking March 2027 for civil works, its third extension. The 14 percent embeds the 2027 opening; if the window slips materially, entry pricing here has the furthest to fall before the underpass and Airport City payroll catch it.

KEY TAKEAWAY

Shettigere is where the airport corridor will reprice first. The repricing window sits 10 to 18 months out, the first print (Birla Phase 4 at ₹15,500 to 19,000) is already inside Hebbal's band, and Airport City turns a station bet into an employment bet. The trade is timing: if the metro holds, this is the outperformer; if it slips, this is the cluster with the furthest to fall.

SECTION TWO · THE TRIGGER STACK

"Forty-two tracked triggers. Seventeen high-impact. One station, one airport city, two headwinds."

Shettigere's stack is the corridor's most concentrated around one event and one place: the Phase 2B airport leg and the airport itself. Since May, Airport City entered the dataset as the cluster's adjacent economy, the underpass moved to construction, Forum 13 North was correctly placed minutes down the corridor, and the KIA cargo scale-up was added. Two headwinds remain: registration and the corridor toll.

14

INFRA

16

COMMERCIAL

6

POLICY

4 + 2

SOCIAL · SUPPLY

SOURCE · BS_AUTORESEARCH V45 WORKING · 42 MAPPINGS VIA TRIGGER_CLUSTER_MAP · RETIRED TRIGGERS EXCLUDED

SIX TRIGGERS · HIGH IMPACT · DIRECT CLUSTER RELEVANCE

The repricing-window *catalysts*.

Filtered to impact = high and direct cluster relevance, updated to August 2026. What changed since v1 is marked. The medium-impact set and the headwinds sit on the next page.

Phase 2B airport-side first leg. KIAL to Hebbal. June 2027 window.

IN PROGRESS MEDIUM CERTAINTY **IMPACT: HIGH**

UPDATED · The June review kept the airport-side leg at June 2027 and reset the cityward segment to December 2027. The airport-leg contractor is ~80 percent complete and reported seeking March 2027 for civil works; trial runs follow trackwork. Shettigere is the southernmost cluster on the first leg.

The single most impactful trigger: the 14% YoY embeds this window. A material slip is the cluster's largest risk; a hold is its largest re-rating.

WHEN · AIRPORT-SIDE JUN 2027 · CITYWARD DEC 2027
SOURCE · BMRC JUNE REVIEW · DECCAN HERALD · TIER 1/2

BIAL Airport City. 2M sqft business park, arena, 775-key hotel.

IN PROGRESS HIGH CERTAINTY **IMPACT: HIGH**

NEW · Airport City is Shettigere's adjacent economy: a 2 million sqft flagship business park in four biophilic blocks, India's first in-airport concert arena, a convention centre and a 775-key Vivanta and Ginger hotel, rising around the Airport City metro station one stop from the cluster.

On-airport GCC employment and a visitor economy one stop away convert the station thesis into a workplace thesis - direct demand for Trimaya, Varnam and the Sattva rungs.

WHEN · PHASED FROM 2026
SOURCE · BIAL ANNOUNCEMENTS · TIER 1/2

Sadahalli underpass. NHAI award, in construction. April 2027.

IN PROGRESS HIGH CERTAINTY **IMPACT: HIGH**

NHAI awarded the underpass in January 2026 for completion by April 2027, removing the last grade-level signal on airport-bound NH-44. Shettigere sits inside the Sadahalli-airport corridor it clears.

Compresses real drive time to the terminal for every Shettigere buyer before the metro opens - the road half of the access thesis.

WHEN · COMPLETE APRIL 2027
SOURCE · NHAI AWARD · TIER 1

BIAL Terminal 2 Phase 2. ₹17,000 crore. 85M MPPA.

IN PROGRESS HIGH CERTAINTY **IMPACT: HIGH**

Terminal 2 expansion by 2029: 2.78 lakh sqm, 40 new apron stands, 85 million-plus MPPA. The west cross-field taxiway commissions late 2026. Shettigere is at the edge of direct airport influence.

Reinforces the connectivity and employment thesis under the 14% - a permanent, growing anchor, not a one-time catalyst.

WHEN · COMPLETION 2028-2029
SOURCE · BIAL · TIER 1

SAP Labs Devanahalli + KIA MRO hub. The payroll ring.

IN PROGRESS HIGH CERTAINTY **IMPACT: HIGH**

UPDATED · SAP's 15,000-seat second campus has spillover demand into Shettigere for employees wanting 3 to 4 km of separation from the dense employer corridor. The MRO hub (66 acres, 2,200-plus jobs) slipped: Air India Q1 2027, IndiGo 2028.

Senior SAP engineers and MRO technical staff in the ₹12 to 20 LPA band choose Shettigere for value and metro-to-doorstep - the 3 and 4 BHK buyer.

WHEN · SAP LIVE · MRO Q1 2027 / 2028
SOURCE · SAP · AIR INDIA · TIER 1

KIADB Jangamakote Deep Tech Park. 3,000 acres.

ANNOUNCED MEDIUM CERTAINTY **IMPACT: HIGH**

Semiconductors, space and EV on 3,000 acres, 15 to 20 minutes from Shettigere. Multi-year delivery; first tenants not yet named. Together with Boeing, Collins, Amazon, Philips and NTT it completes the cluster's employment ring.

Semiconductor engineers are among the highest-income tech buyers anywhere; if the park lands tenants, Shettigere is the nearest metro-served address.

WHEN · MULTI-YEAR
SOURCE · KIADB · TIER 1

WATCH ITEMS · MEDIUM IMPACT · CROSS-CORRIDOR

What sits behind *the six*.

Medium-impact triggers compounding on the metro and airport stack, items whose status is shifting, and the two cost-of-access headwinds the cluster carries.

MEDIUM-IMPACT TRIGGERS · COMPOUNDING EFFECT

Forum 13 North + W Hotel. Sadahalli Main Road.	IN PROGRESS · HIGH CERT.	UPDATED · Correctly placed minutes down the corridor at Sadahalli Main Road: the nearest large-format mall, closing the organised-retail gap for Trimaya and Varnam families.	MEDIUM
Harrow, Stonehill, GITAM. The education belt next door.	COMPLETED · HIGH CERT.	UPDATED · The belt sits on the IVC-Doddaballapur corridor, a neighbouring-cluster amenity 10 to 15 km away, correctly attributed; Shettigere's school-age households reach it across the corridor.	MEDIUM
KIA cargo scale-up. ₹120 crore domestic terminal.	IN PROGRESS · HIGH CERT.	NEW · ~500k MT annual volumes and a Frankfurt MoU; handling, forwarding and cold-chain jobs land on the Shettigere side of the campus.	MEDIUM
BWSSB Cauvery Stage V.	IN PROGRESS · HIGH CERT.	The water objection is the same as Sadahalli's; Stage V piped supply removes it for Trimaya and Varnam as the network extends.	MEDIUM
Karnataka registration fee doubled. 1% to 2%.	COMPLETED · HIGH CERT.	₹1.2 to 2.5 lakh extra at registration on the Trimaya and Varnam band; a meaningful closing cost for a first-time upgrade buyer.	NEGATIVE
Airport corridor toll hike. April 2026.	COMPLETED · HIGH CERT.	Corridor-served and exposed to the same plaza pattern; small per trip, structural per month.	NEGATIVE

WATCH ITEMS · STATUS OR CERTAINTY CHANGING

Sattva City next door. 3,460 units.	IN PROGRESS · HIGH CERT.	The Sadahalli supply signal is Shettigere's competition for the same metro buyer; Phase 2 pricing there is a tell for Trimaya and Varnam.	SUPPLY
STRR arc + Sadahalli ring-road decongestion.	IN PROGRESS · HIGH CERT.	UPDATED · The operational Dobbaspeth to Devanahalli arc peels freight off NH-44 before the cluster's frontage. Orbital relief, not a commute.	NEUTRAL
Devanahalli SIR notified. 3,117.9 acres.	ANNOUNCED · HIGH CERT.	Regulatory scaffolding for the employment catchment the cluster prices against; single-window for the next employer wave.	NEUTRAL

PRICED IN

KIA gateway status and T2 operations
SAP, Boeing, Collins, NTT operational base
Trimaya Phase 1 to 3 delivery record
RBI cuts already banked in EMIs
Hebbal flyover Phase 2 loop

PARTIALLY PRICED

Airport-side metro leg (Jun 2027 window)
Airport City first phases
Sadahalli underpass (Apr 2027)
Trimaya Phase 4 at ₹15.5-19k psf
Forum 13 North opening

AHEAD OF MARKET

BIAL T2 Phase 2 (2028-29)
Jangamakote Deep Tech Park tenants
KIA MRO hub (2027 / 2028)
Godrej MSR City full build-out
Cityward metro leg (Dec 2027)

SECTION THREE · BUYER DECISION FRAMEWORK

Five variables, *cluster-read*.

The Decision Pack five-variable framework applied to Shettigere, now read against the nine-project universe and the first live print inside the Hebbal gap.

01	All-in PSF in Shettigere	Headline ₹13,000 psf, a 28 percent discount to Hebbal that Birla Phase 4 is already narrowing. Trimaya Phase 4 asks ~₹15,500 to 19,000; Varnam Phase 2 ~₹13,500 to 17,500 with the 2 BHK entry cut to ₹1.31 crore; Sattva Vasanta Skye ~₹11,000; Vasanta Cove studios ~₹10,000; Godrej Barca sold at ~₹9,100. Delivered plots: Swaram and Raagam ~₹8,200 to 10,500 of land. Add 5% GST, ₹3 to 6 lakh car park and corpus, stamp duty plus doubled registration. All-in lands ₹11,000 to 21,000 by tier.
02	Township scale & format <i>two master plans and a value ring</i>	Tata Varnam is the 135-acre master plan (Phase 1: 582 apartments, 48 townhouses on ~20 acres). Birla Trimaya runs 52 acres across phases with lake-frontage 4 BHK as the signature. Godrej MSR City: 2,563 registered units so far across two phases (62 acres and ~4,000 units only at Tier 4). Sattva's three are mid-density, 1.3 to 16 acres. Swaram and Raagam are the delivered plotted layouts. Two theses: premium township or value rung.
03	Builder profile <i>re-scored, mostly Pass</i>	Sattva 69.8, Tata Housing 75.5, Birla Estates 67.0, Godrej 78.9 and Assetz 71.7 after the August re-scoring and calibration: Godrej, Tata and Assetz Maintain, the rest Pass, on thin delivered records in this corridor (Birla ~2 msf with OC group-wide; Tata with a K-RERA order at New Haven; Sattva with Aeropolis Phase 1 past its date). No Strong-band builder in the cluster. The differentiator is delivery record in the corridor: Tata has two delivered plotted layouts here; Birla has Trimaya Phases 1 to 3; Godrej has Barca's sell-through.
04	Trigger depth <i>42 tracked, the most concentrated</i>	42 tracked, 17 high-impact, two headwinds. Higher than Hebbal's 37 and Sadahalli's 31, and more concentrated than either around one event (the airport leg) and one place (the airport, now with Airport City). No other cluster's stack turns so completely on a single opening date.
05	Configuration ladder <i>studio to townhouse</i>	UPDATED · Vasanta Cove studios and 1 BHK from ₹59 lakh (the curated sheet had this row as a plotted layout; it is not). Vasanta Skye and Aeropolis 1 to 3 BHK from ~₹70 lakh. Varnam 2 BHK from ₹1.31 crore to 5 BHK and townhouses. Trimaya 2 BHK from ₹92 lakh to lake-frontage 4 BHK at ₹4.85 crore. Swaram and Raagam plots. The ladder v1 lacked now exists below ₹1 crore.

SECTION THREE · WHO THIS SUITS

Four buyer profiles. *Two* wrong fits.

The cluster's metro-repricing thesis matches a specific mindset: positioned entry ahead of an event, with willingness to live with infrastructure still maturing. The "NOT for you" filter is unusually important here, since the gap between the appreciation story and the lived-experience reality is the widest in the corridor.

Shettigere *suits*...

01 The pre-metro positioned entry buyer

24 to 36 month horizon, entering before the airport-side leg opens. Trimaya Phase 4 from ₹92 lakh, Varnam Phase 2 from ₹1.31 crore, or a Sattva rung from ₹59 lakh. Taking a view on whether the 38 percent gap closes, partially closes, or holds.

02 The GCC, aerospace or airport-city professional valuing metro-to-doorstep

Engineer or senior IC at SAP, Boeing, Foxconn KIADB, Philips, Amazon, or soon Airport City, at ₹25 to 60 LPA. Values metro proximity over PSF certainty. Trimaya 3 and 4 BHK is the natural fit.

03 The HNI lifestyle-format buyer

₹3 to 5 crore, drawn by Trimaya's lake-frontage 4 BHK or Varnam's townhouse and 5 BHK formats. Phase 4's ₹15,500 to 19,000 psf asks are the live test of whether premium-format demand exists here before the metro.

04 NEW · The value-rung buyer

First purchase at ₹59 lakh to 1.2 crore: Vasanta Cove studios, Vasanta Skye and Aeropolis 1 and 2 BHK, Godrej MSR City. Airport, cargo and MRO payroll is the rental underwriting; the metro is the upside.

Shettigere is *not* for...

01 The end-user wanting operational infrastructure today

The metro is 10 to 18 months out at best. Social infrastructure is still maturing inside both master plans; Forum 13 North is the first large-format retail. If operational infrastructure on possession day is the deal-breaker, Hebbal or Hennur-Thanisandra are the right reads.

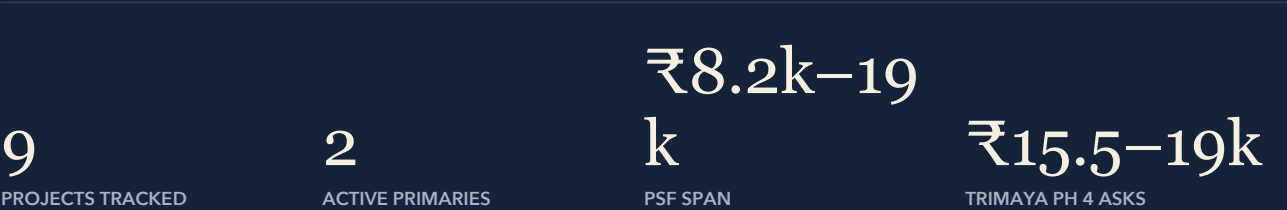
02 The metro-slip-sensitive investor

The 14% embeds the June 2027 window and the contractor is already seeking a March 2027 reset for civil works. If the window slips materially, entry pricing here has the furthest to fall. Investors who cannot live with metro-timing uncertainty should look at KIADB / Bagalur instead.

SECTION FOUR · THE PROJECT UNIVERSE

"Two primaries. Seven benchmarks. And a Phase 4 that priced inside Hebbal's band before the train."

v1 covered two township launches. v2 prices them against the universe they actually clear: seven benchmarks from ₹59 lakh studios to delivered plots, most of them building. The structural read: Birla's Phase 4 asks and Varnam's Phase 1 sell-through are the corridor's freshest absorption data, and both say the premium end is clearing; the Sattva rungs and Godrej MSR City will tell whether the value end does too.



SOURCE · OWNER EXPANSION SHEET 01-AUG-2026 · BS_EXPANSION BASELINE V23 · WEB FRESHNESS PASS 22-AUG-2026 (AGGREGATOR FIGURES TIER-3, FLAGGED)

SECTION FOUR · THE PRIMARY PAIR · UPDATED

Two townships. *Two fresh prints.*

The active CL-005 primary set as of August 2026. Pricing is illustrative from tracked bands; verify on the official cost sheet.

PROJ-004 · THE LAKE-FRONT TOWNSHIP · ACTIVE LAUNCH · PHASE 4 RERA 29 JAN 2026

Birla Trimaya

PRICE BAND	SIZE RANGE	UNITS	ACRES	RERA
₹0.92–4.85 Cr	2 to 4 BHK	550 (phase)	52	Ph 4 Registered

UPDATED · Phase 4 (PRM/KA/RERA/1250/303/PR/290126/008436, confirmed on Birla Estates' own site) asks ₹0.92 to 4.85 crore, implying ₹15,500 to 19,000 psf against the cluster's ₹13,000 and the ₹12,000 placeholder earlier data carried. Lake-frontage 4 BHK remains the signature. Phase 4's Q1 2026 booking momentum (₹650 crore reported) is the freshest absorption datum the cluster has.

KEY RISK

Pricing inside Hebbal's band before the metro opens is either the re-rating the thesis promised or an ask the next phase will have to walk back.

WHAT TO WATCH

Phase 4 sell-through against Varnam Phase 2 and the Sattva rungs; a second phase priced at or above ₹15,500 settles the gap argument.

PROJ-015 · THE 135-ACRE MASTER PLAN · ACTIVE LAUNCH · RERA REGISTERED DEC 2025

Tata Varnam

PRICE BAND	SIZE RANGE	UNITS	ACRES	RERA
₹1.31–4.90 Cr	2 BHK to townhouse	583 + 48 TH (Ph 1)	135	Registered

UPDATED · Phase 1 (582 apartments and 48 townhouses on ~20 acres) booked ₹1,000 crore in 60 days from 15 August 2025 (Tier 1/2). Phase 2 brings the 2 BHK entry down to ₹1.31 crore against the ₹1.66 crore tracked floor, at ~₹13,500 to 17,500 psf. The cluster's only Tier-1-builder townhouse and 5 BHK format; delivery targeted 2031 on the first wave.

KEY RISK

A lower Phase 2 entry widens the pool and tests whether the township premium holds below ₹1.5 crore; Sattva City next door sells into the same buyer.

WHAT TO WATCH

Phase 2 pace at ₹1.31 crore and the 2031 delivery clock; the townhouse tier is the premium-format test alongside Trimaya's 4 BHK.

NEW IN V2 · THE VALUE RUNGS, THE VOLUME COMP & THE DELIVERED PLOTS

The benchmarks the townships *now clear.*

Seven tracked rows added since v1. Figures web-corroborated on 22 August; most Shettigere prices rest on Tier-3 portal asks or Tier-4 microsites, flagged low-to-medium confidence, and several microsites print an agent licence as "RERA", which was ignored.

PROJ-077 · STUDIOS & 1 BHK · ACTIVE LAUNCH · RERA DEC 2025

Sattva Vasanta Cove

BAND	PSF	UNITS	ACRES
₹59 L-1.05 Cr	~₹10,000	200	1.27
UPDATED · The curated sheet described a different project (plotted, 410 units, 32 acres, ₹1.5 to 4 crore); the registered row is 200 studio and 1 BHK homes on 1.27 acres, RERA ...041225/008310. The cluster's cheapest metro-side ticket.			

PROJ-078 · UNDER CONSTRUCTION · RERA MAY 2025

Sattva Vasanta Skye

BAND	PSF	UNITS	ACRES
₹76.5 L-2.31 Cr	~₹11,000	1,077	15.8
1 to 3 BHK, 1,077 units; RERA ...080525/007730. Portal asks Tier 3. K-RERA filing counts 31 towers, likely wings; marketed as 8. The mid-rung of the Sattva trio.			

PROJ-079 · UNDER CONSTRUCTION · PH 1 POSSESSION LAPSED JUL 2026

Sattva Aeropolis

BAND	PSF	UNITS	ACRES
₹70 L-1.20 Cr	~₹10,500	~1,001 + 554	10
Phase 1 possession (July 2026) has lapsed with no OC sighted; Phase 2 adds 554. Price band is a labelled synthetic placeholder pending a developer quote. The row to verify before anything else in the cluster.			

PROJ-148 · UNDER CONSTRUCTION · 2 PHASES REGISTERED

Godrej MSR City

BAND	SOLD PSF	UNITS	ACRES
₹1.60-3.0 0 Cr*	~₹9,100	2,563 reg.	~62
Godrej Barca and Barca II: 1,961 + 602 registered units (62 acres / 4,000 units only at Tier 4). Barca sold 1,450-plus homes, 2.2 msf, ₹2,000 crore in April to June 2025 at ~₹9,100 psf (Tier 1/2). *Tracked band is a placeholder; the sold psf is the fact.			

PROJ-065 · PLOTTED · DELIVERED · PHASE 2 SOLD OUT

Tata Swaram

BAND	LAND PSF	PLOTS	ACRES
₹1.60-4.0 0 Cr*	~₹8.2-10.5k	182	11.2
RERA completion passed, Phase 2 marked sold out. Observed land psf ~₹8,200 to 10,500 against the 13,500 placeholder; *band flagged synthetic. One of two delivered Tata plotted references in the cluster.			

PROJ-066 · PLOTTED · NEARING COMPLETION · SOLD OUT AT BUILDER

Tata Raagam

ENTRY	LAND PSF	PLOTS	ACRES
₹1.16 Cr	~₹8.2-10.5k	582	41
RERA ...180924/007032, possession December 2026; sold out at the builder, resale_only equally defensible. Entry from ₹1.16 crore (Tier 3). The larger Tata plotted layout and the second delivered reference.			

NEW IN V2 · THE MOVED ROW & THE VALUE LADDER

The delivered plots, and the *full ladder*.

PROJ-126 · PLOTTED · COMPLETED 2023 · MOVED TO CL-005

Assetz Atmos & Aura

BAND	LAND PSF	PLOTS	ACRES
₹1.26–1.57 Cr	~₹8,500	244	15.6

UPDATED · Doddajala village, Shettigere: a completed, sold-out plotted layout (possession February 2023), not an under-construction apartment project as earlier data had it, and CL-005 as the curated tab said, not CL-006. RERA ...210416/004127. The third delivered plotted reference in the cluster.

WHAT THE LADDER SAYS ABOUT THE 38%

The gap, priced

CLUSTER	TRIMAYA PH 4	HEBBAL	VALUE RUNGS
₹13,000	₹15.5–19k	₹18,000	₹10–11k

The cluster average is now an average of two markets: a premium end already printing inside Hebbal's band and a value end at ₹10,000 to 11,000 that the metro has not touched. The 38 percent gap is closing at the top and holding at the bottom. Buy the rung, not the average.

THE VALUE LADDER · ALL NINE TRACKED ROWS · LOW TO HIGH ENTRY

PROJECT	BUILDER	STAGE	BAND	PSF	READ
Sattva Vasanta Cove	Sattva	Active launch	₹59 L-1.05 Cr	~10,000	200 studios/1 BHK; cheapest metro-side ticket
Sattva Aeropolis	Sattva	Under construction	₹70 L-1.2 Cr*	~10,500	Ph 1 possession lapsed; verify first
Sattva Vasanta Skye	Sattva	Under construction	₹76.5 L-2.31 Cr	~11,000	1,077 units; mid-rung
Birla Trimaya Ph 4	Birla Estates	Active launch	₹0.92-4.85 Cr	15.5-19k	The live print inside Hebbal's band
Tata Raagam	Tata Housing	Nearing completion	from ₹1.16 Cr	8.2-10.5k	582 plots (land psf); sold out at builder
Assetz Atmos & Aura	Assetz	Completed 2023	₹1.26-1.57 Cr	~8,500	244 plots (land psf); moved to CL-005
Tata Varnam Ph 2	Tata Housing	Active launch	₹1.31-4.9 Cr	13.5-17.5 k	Entry cut to ₹1.31 Cr; townhouses
Tata Swaram	Tata Housing	Delivered	₹1.6-4.0 Cr*	8.2-10.5k	182 plots (land psf); Ph 2 sold out
Godrej MSR City	Godrej	Under construction	₹1.6-3.0 Cr*	~9,100 sold	2,563 reg. units; Barca sell-through

THE STRUCTURAL READ

Shettigere was a two-project, one-date bet. v2 makes it a nine-row ladder with three delivered plotted references and a value ring the metro has not repriced. The buying argument is Birla Phase 4: premium product is already clearing at ₹15,500 to 19,000 before the train. The warning is Aeropolis: a lapsed possession date with no OC is what the downside looks like if the window slips. *Placeholder bands are labelled; the sold and observed figures are the facts.

SIDE-BY-SIDE · THE TWO-PROJECT COMPARISON · UPDATED

Choosing between *Birla & Tata*.

The primary decision remains essentially binary at the premium end, but v2 adds the third option v1 could not: the value rung or the delivered plot instead.

VARIABLE	BIRLA TRIMAYA (PH 4)	TATA VARNAM (PH 2)
Price band	₹0.92-4.85 Cr (UPDATED)	₹1.31-4.90 Cr (UPDATED entry)
Implied psf	~₹15,500-19,000	~₹13,500-17,500
Configuration	2 BHK to lake-frontage 4 BHK	2 BHK to 5 BHK + townhouses
Units (phase)	550	582 apts + 48 townhouses (Ph 1)
Land area	52 acres	135 acres (~20 in Ph 1)
Metro proximity	~4 km from the terminus arc	~4 km from the terminus arc
RERA status	REGISTERED · Ph 4, 29 Jan 2026	REGISTERED · Dec 2025
Possession target	2030-31 indicative	2031 first wave
Builder True Score	71.2 · Maintain	75.5 · Maintain
Absorption datum	₹650 Cr Q1 2026 bookings (Ph 4)	₹1,000 Cr in 60 days (Ph 1, Aug 2025)
The alternative	Vasanta Skye at ~₹11,000	Swaram / Raagam plots at ₹8.2-10.5k

BUILDER RELIABILITY · TRUE SCORE BREAKDOWN

Birla Estates	TRUE SCORE 67.0	ON-TIME 70	DELAY INDEX 45	<i>Trimaya is the cluster's most-recognised launch and its first print inside the Hebbal band. Phases 1 to 3 delivered; Phase 4 is the test of premium demand before the metro.</i>
Tata Housing	TRUE SCORE 75.5	ON-TIME 77	DELAY INDEX 35	<i>Three rows in the cluster: Varnam building, Swaram and Raagam plots delivered. The only builder here with a delivered record on both sides of the ladder.</i>
Sattva Group	TRUE SCORE 69.8	ON-TIME 73	DELAY INDEX 40	<i>Three value rungs, none yet delivered in the cluster; Aeropolis Phase 1's lapsed possession is the item to resolve before the trio is underwritten.</i>

SOURCE · BANGALORESELECT TRACKED DATASET · BS_AUTORESEARCH V45 WORKING 22-AUG-2026 · BUILDER SCORES PER BUILDERS.TRUE_SCORE (V1 METHODOLOGY) · PROJECT SMARTSCORES PER V1.1 (TRIMAYA 73, VARNAM 76)

SECTION FIVE · CLUSTER RISKS & WATCH ITEMS

Five risks worth *tracking*.

Risks specific to Shettigere, each named, each with a mechanism for how it would change the thesis.

Risk 01	The airport-side leg slips past 2027 The June review held June 2027; the contractor is seeking March 2027 for civil works, a third extension. The 14% embeds the window. A slip into 2028 pressures pre-launch pricing here first and furthest; the underpass and Airport City payroll are the floor.
Risk 02	Phase 4 is an ask, not a print (new) Trimaya's ₹15,500 to 19,000 psf is the first product inside Hebbal's band. If Phase 4 sell-through slows and the next phase re-bases lower, the gap-closing argument loses its only evidence.
Risk 03	The value ring does not deliver Aeropolis Phase 1 lapsed its July 2026 possession with no OC sighted; the Sattva trio and Godrej MSR City are all under construction. If the value rungs stall, the cluster becomes two premium townships and a lot of waiting.
Risk 04	Supply next door Sattva City (3,460), Lodha (2,000 planned) and the Embassy Springs ladder in Sadahalli sell into the same metro buyer from the next station. Absorption pressure arrives from outside the cluster as much as inside it.
Risk 05	Registration and toll carry-over Registration doubled to 2 percent in August 2025 and the corridor toll rose in April 2026. On a ₹1.5 crore Varnam unit that is ₹1.5 lakh at closing plus a structural monthly commute cost, at exactly the band this cluster is widening into.

UPCOMING EVENTS · WHAT COULD CHANGE THE THESIS

Q4 2026	Forum 13 North opening · BIAL west cross-field taxiway · Tata Raagam possession (Dec)	TRG-037 · TRG-054 · BENCH
Q1 2027	Air India MRO opening · watch for a March 2027 civil-works reset on the airport leg	TRG-027 · TRG-008
Apr 2027	Sadahalli underpass completion	TRG-050
Jun 2027	Airport-side metro leg · revised window · Airport City first occupancy	TRG-008 · TRG-068
Dec 2027	Cityward KR Pura-Hebbal leg · the full-line repricing read	TRG-063

NEXT STEP · SHETTIGERE CUSTOM SHORTLIST

A shortlist for the *repricing* window.

Shettigere is a nine-row, four-persona decision spanning ₹59 lakh to ₹4.9 crore. We will run the five-variable comparison across Birla Trimaya Phase 4, Tata Varnam Phase 2 and the value rung or delivered plot that fits your ticket. All-in PSF against the Hebbal gap. Township scale and format. Builder reliability. Trigger depth. Metro proximity and Phase 2B timing, read against the June 2027 window. Sent before a 30-minute consultation, so the conversation starts where the data ends.

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END OF BRIEF · V2.0 · 2026