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Bengaluru's next decade to be driven by infrastructure-led growth: Shriram Properties' CMD

The Shriram Properties Chairman and Managing Director said Bengaluru remains India's fastest-growing urban centre, driven by talent, employment generation and infrastructure investments that will unlock new real estate opportunities across the city.

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BENGALURU: Bengaluru's next phase of real estate growth will be driven by infrastructure expansion, population growth and its position as a major white-collar employment hub, said Murali Malayappan, chairman and managing director, Shriram Properties.

Speaking at the ET Realty & Beyond Summit Bengaluru, Malayappan said the city continues to attract migration and employment-led housing demand.

"More tb.an 60% of the population are outsiders Malayappan said, adding that Bengaluru remains one of India's most cosmopolitan urban centres.

He said the city continues to dominate office demand, particularly from global capability centres and knowledge-based industries.

"It is not only the fastest-growing city it is also the largest white-collar employment provider in the country he said.

According to Malayappan, the next decade of real estate growth will be shaped by large infrastructure projects rather than individual micro-markets.. He cited metro expansion, suburban rail, the Bengaluru Business Corridor and oilier transport projects as key drivers of future development.

"The next decade will be demand out of infrastructure," he said adding that improved connectivity could unlock new development corridors and help address land availability constraints.

Malayappan said Bengaluru has an advantage over some other metropolitan cities because it can expand in multiple directions. However, he said the city will need regional planning, satellite centres and stronger local governance structures to manage urbanization.

He also said Bengaluru's long-term competitiveness will depend on balancing its talent base with investments in physical infrastructure.

"As long as we have this intelligence we can grow anything. But that alone is not sufficient. Today, we need to focus on infrastructure development across the city, he said.

Malayappan said Bengaluru remains one of the country's key real estate markets, supported by employment generation, talent availability,. migration and infrastructure investments.