

TOI HOMES
THE TIMES OF INDIA GROUP



VIRNAM

DEVANAHALLI, NORTH BENGALURU

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

Overview

LAUNCH
January 2025

CURRENT
₹11,000 / Sq. Feet*

CAGR
11%*

FEATURING
12 Towers, 1100 Units

PAYMENT PLAN
CLP

POSSESSION
January 2030

2030 EXPECTED
₹16,699 / Sq. Feet*

XIRR*
14%*

PLOT SIZE
25 Acres

HOMELoan
Available



Disclaimer*

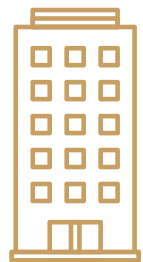
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Why TOI recommends?

Ideal for: End-users seeking premium township living and investors looking for long-term appreciation in North Bengaluru’s airport growth corridor.



Tata Varnam combines Tata Housing’s strong brand credibility with integrated township-led planning, creating a balanced premium residential offering with strong long-term livability.



The project benefits from North Bengaluru’s rapidly evolving infrastructure ecosystem driven by airport expansion, Aerospace Park growth and upcoming commercial developments.



Backed by strong brand trust, organized development and broad end-user demand, Tata Varnam offers a stable long-term investment profile with healthy appreciation and rental potential.

Recommended Configurations

BUY FOR END USE

3 BHK
1492 sq ft

BUY TO SELL

3 BHK
1248 sq ft

BUY TO RENT

2 BHK
1183 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
2 BHK + 2T	966	₹ 11,000	₹ 1.06 Cr*
2 BHK + 3T	1183	₹ 11,000	₹ 1.30 Cr*
3 BHK + 2T	1248	₹ 11,000	₹ 1.37 Cr*
3 BHK + 3T	1492	₹ 11,000	₹ 1.64 Cr*
DUPLEX 5 BHK + 5T	2983	₹ 11,000	₹ 3.28 Cr*

Tata Varnam offers efficiently planned 2, 3 & duplex residences with competitive pricing, strong Tata brand credibility and township-led living, making it attractive for both end-users and long-term investors in North Bengaluru.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked with actual construction progress and milestones	End-users preferring phased cash outflow aligned with project execution	Reduces upfront financial burden while maintaining payment-security alignment with construction progress

Construction Linked Payment Plan enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.

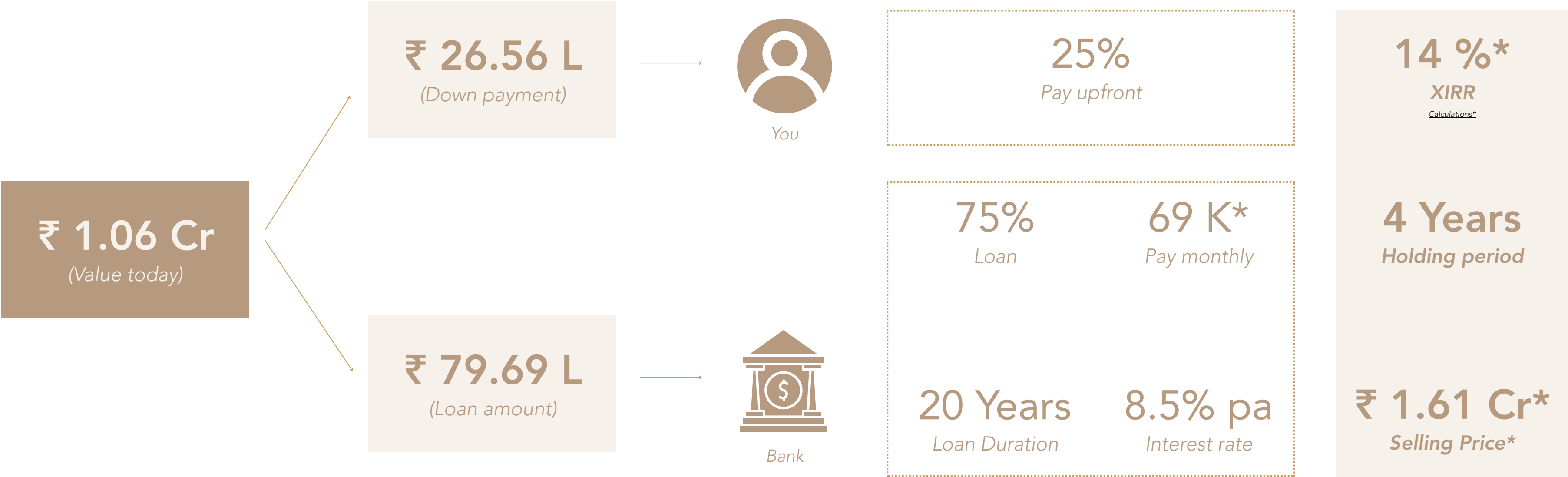
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Investment Highlights

CALCULATED FOR 2 BHK UNIT MEASURING 966 SQ. FT



The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.

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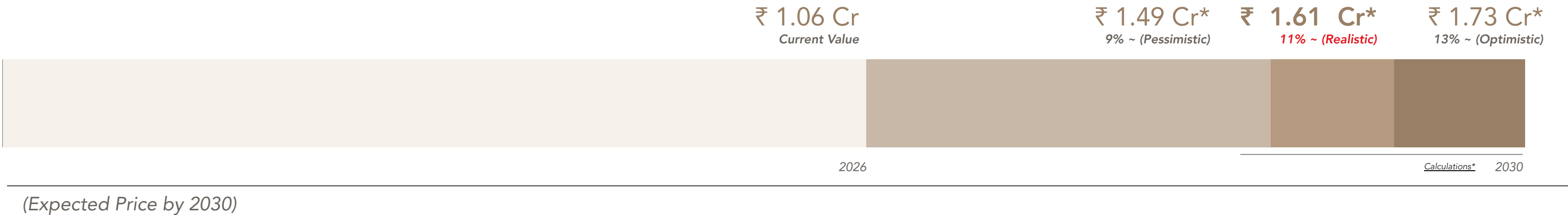
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How your property could grow by 2030

CALCULATED FOR 2 BHK UNIT MEASURING 966 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹1.06 Cr** is projected to grow to **₹ 1.61 Cr* by 2030**, appreciating by an estimated **₹0.55 Cr***.

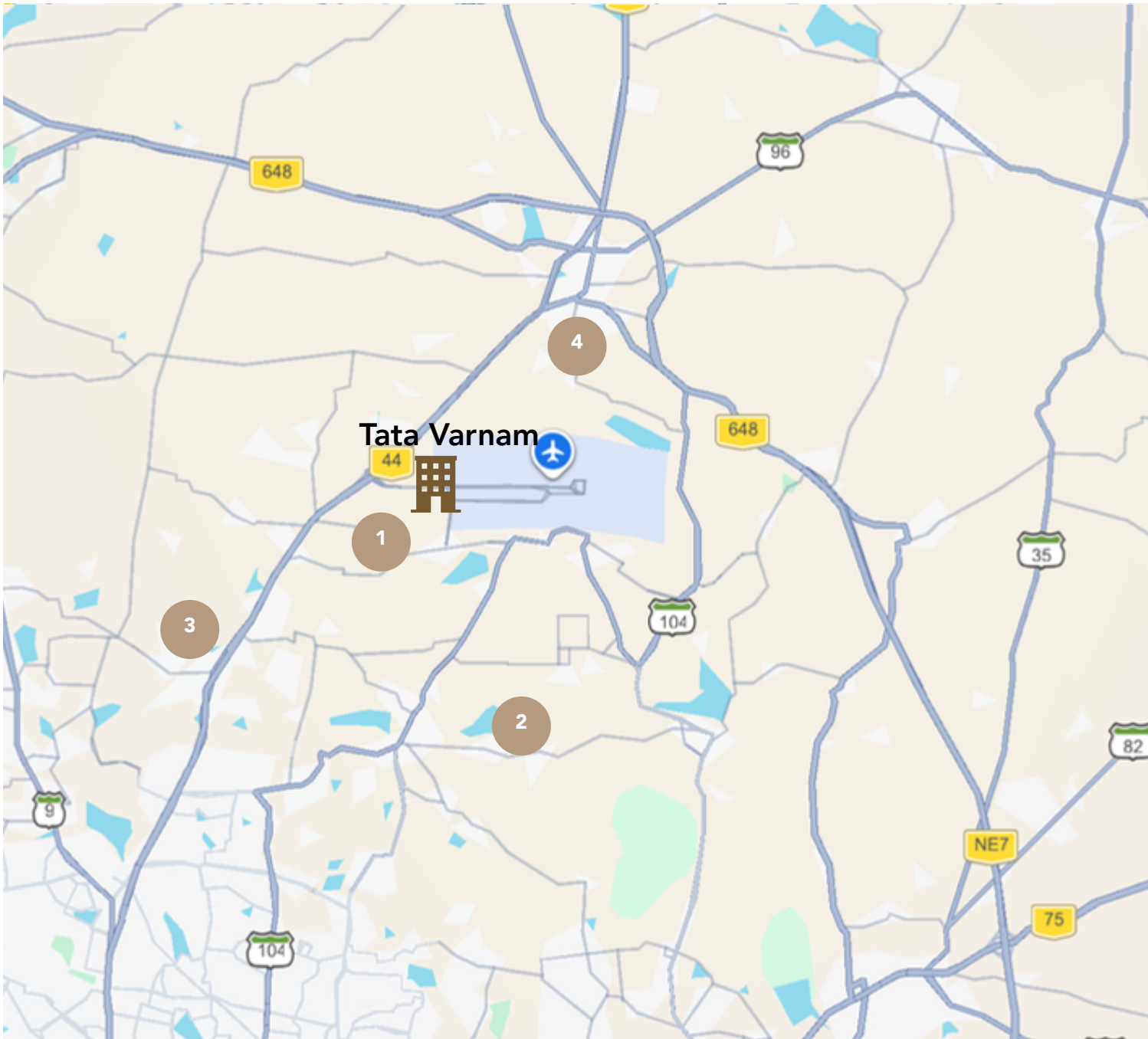
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Birla Trimaya	2023–24	₹7,000 – ₹8,000	₹9,000 – ₹10,500
2 Prestige Finsbury Park	2019–20	₹5,000 – ₹5,800	₹8,500 – ₹10,000
3 Purva Aerocity	2024–25	₹8,500 – ₹9,500	₹9,500 – ₹11,000
4 Brigade Orchards – Ebony	2025–26	₹9,500 – ₹10,500	₹10,500 – ₹11,500
Tata Varnam	2025	₹11,000	₹11,000

HISTORIC METRICS

8 - 11%*

Long-Term CAGR
(20 Years)

12 - 18%*

Recent YoY Price Growth
(5 Years)

70 - 120%*

Avg. Price Increase
(5 Years)

North Bengaluru has emerged as one of Bengaluru’s strongest long-term growth corridors, driven by airport-led infrastructure, Aerospace SEZ expansion and upcoming commercial development. Tata Varnam benefits from Tata’s brand credibility while offering township-led premium living within a rapidly appreciating micro-market.

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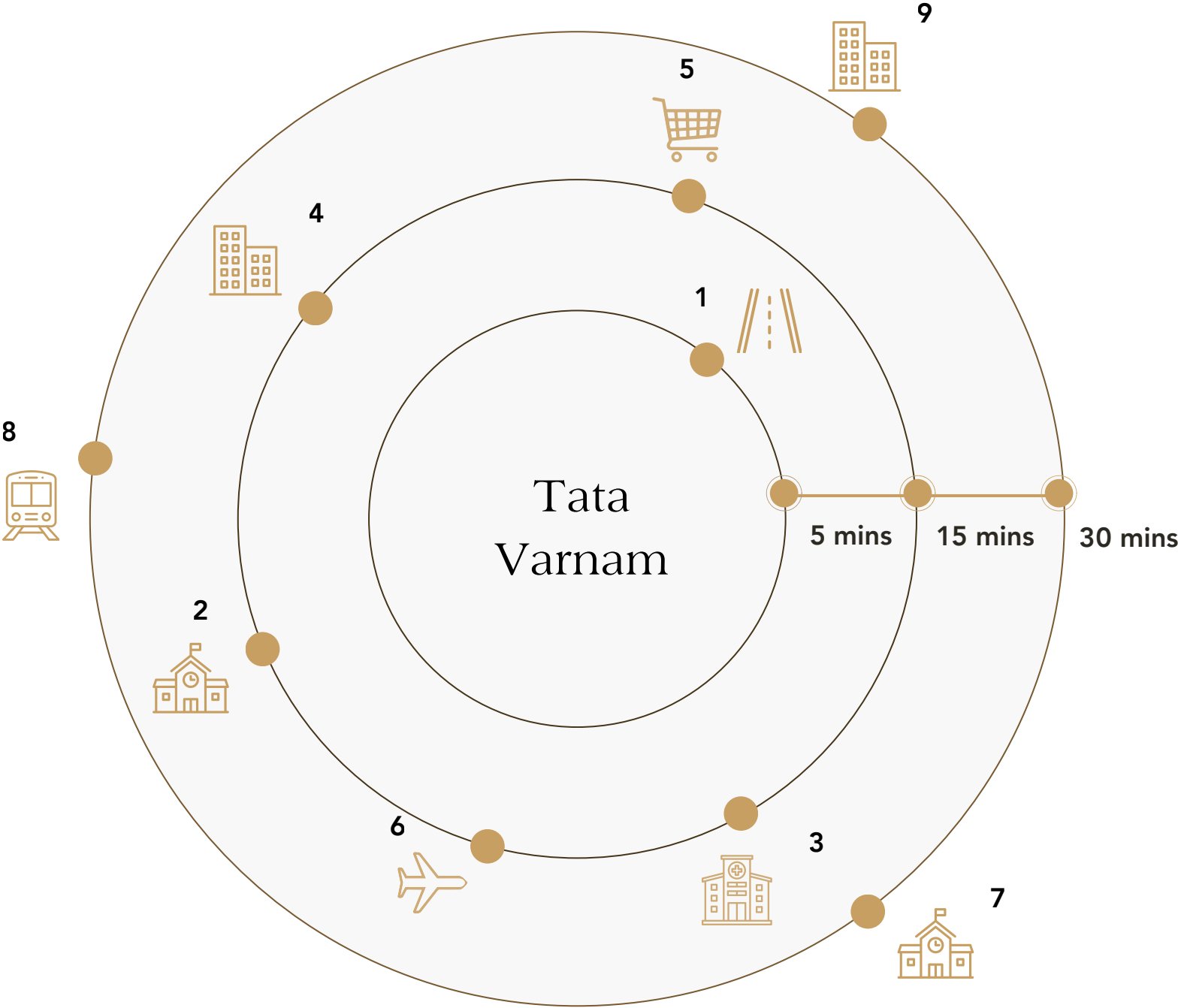
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Project	Tata Varnam	Birla Trimaya	Purva Aerocity	Brigade Orchards – Ebony	Prestige Finsbury Park
Developer	Tata Housing	Birla Estates	Puravankara	Brigade Group	Prestige Group
Location	Shettigere / Devanahalli	Shettigere	Chikkajala	Devanahalli	Aerospace Park
Project Type	Premium township residences	Integrated township	Premium high-rise residences	Township residences	Premium residences
Launch Year	2025	2023–24	2024–25	2025–26	2019–20
Handover Timeline	2030	~2028–29	~2029	~2030	Delivered / near possession
Launch Price (₹/sq ft)	₹11,000	₹7,000 – ₹8,000	₹8,500 – ₹9,500	₹9,500 – ₹10,500	₹5,000 – ₹5,800
Current Price (₹/sq ft)	₹11,000	₹9,000 – ₹10,500	₹9,500 – ₹11,000	₹10,500 – ₹11,500	₹8,500 – ₹10,000
CAGR Since Launch (%)	New Launch	~10–12%	New Launch	New Launch	~8–10%
Project Density	Medium	Medium	Medium	Medium	Medium
Clubhouse	Township clubhouse	Premium clubhouse	Luxury clubhouse	Township clubhouse	Premium clubhouse
Ideal For	Family end-users	Upgrade buyers	Premium investors	Township lifestyle buyers	Mid-premium buyers
Key USP / Highlights	Tata brand + integrated living	Large mixed-use township	Airport corridor positioning	Established township ecosystem	Prestige brand + connectivity

Disclaimer*

Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

Facilities Nearby



1		Bellary Road (NH 44)	3 Km
2		Canadian International School	5 Km
3		Aster CMI Hospital	7 Km
4		Manyata Tech Park	10 Km
5		Phoenix Mall of Asia	11 Km
6		Kempegowda International Airport	14 Km
7		Vidyashilp Academy	15 Km
8		Nagawara Metro Station	18 Km
9		Hebbal Business District	19 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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1984

ESTABLISHED
YEAR

40+

YEARS OF
BUILDING TRUST

35+

PROJECTS
COMPLETED

45 M+

SQUARE FEET AREA
DEVELOPED

15

CITIES OF
OPERATION

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



Parameter	Rating
Location Strength	★ ★ ★ ★ ★
Micro-Market Maturity	★ ★ ★ ★ ★
Developer Credibility	★ ★ ★ ★ ★
Product Differentiation	★ ★ ★ ★ ★
Growth Potential	★ ★ ★ ★ ★
Liquidity/ Exit Comfort	★ ★ ★ ★ ★

Tata Varnam combines strong Tata brand credibility, township-led living and North Bengaluru’s infrastructure-driven growth story, making it a balanced long-term residential investment opportunity with strong appreciation potential.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
Regulatory/ Policy Changes	Low	Low	Minimal
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Low	Medium	Stable
Execution & Delivery Risk	Low	Low	Strong
Interest Rate Volatility	Medium	Medium	Moderate
Rental Yield Volatility	Low	Medium	Stable

Tata Varnam maintains a balanced low-to-moderate risk profile supported by strong Tata brand credibility and North Bengaluru’s infrastructure-led growth story, with key dependency on continued airport corridor expansion and commercial development momentum.

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Backed by Tata Housing, one of India's most trusted and financially strong real estate brands with nationwide customer confidence.



Located within the fast-growing airport corridor benefiting from infrastructure upgrades, Aerospace Park expansion and commercial development.



Integrated planning with landscaped greens, lifestyle amenities and community-focused living enhances long-term livability.



North Bengaluru continues to emerge as one of Bengaluru's strongest real estate growth corridors driven by airport-led development.



Premium positioning, strong connectivity and branded development support both residential demand and investment attractiveness.

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Consult Our Certified Industry Experts

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 ₹250+ Cr worth of homes advised & transacted.

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