R.N.I. NO. MAHENG/2008/32890 • Vol. 18 - Issue 1 • November - December 2026 • ₹200

C&A

Construction And Architecture Magazine

INDIA'S LEADING CXOs

DRIVING INDIA'S BUSINESS REVOLUTION

www.constructionnarchitecture.com

18TH ANNIVERSARY SPECIAL

BUILDING LASTING VALUE THROUGH VISION AND DISCIPLINE

BHADRA Group's growth strategy reflects a focus on financial discipline, design quality and changing urban lifestyles. **Sarveshaa SB**, discusses his vision for the organisation, the opportunities shaping Bengaluru's residential market and the leadership priorities that will guide its future growth.



Sarveshaa SB
Chairman and Managing Director
BHADRA Group

As you look towards 2030, what is your vision for BHADRA Group's next phase of growth, and which leadership priorities will shape its contribution to India's evolving urban landscape?

Our vision for BHADRA Group is to create residential developments that combine design excellence, sustainability and lasting value. As Bengaluru's residential market evolves, homebuyers are looking beyond apartment size and specifications, placing greater importance on privacy, wellness, connectivity and the quality of their living environment.

Over the next five years, our focus will remain on quality-led growth through thoughtfully planned residential communities, luxury developments and integrated living environments. We believe the future of residential development lies in balancing architectural excellence with functionality, natural light, ventilation, green spaces and technology that enhances everyday comfort.

As Indian cities become denser, developers have a responsibility to contribute to better-planned neighbourhoods. Sustainability, wellness-led design and efficient resource management will therefore remain important to our approach.

My leadership priorities are centred on strengthening an organisation built on credibility, financial discipline, transparency and accountability. Our debt-free financial structure and in-house capabilities provide a strong foundation for responsible expansion. Ultimately, I want BHADRA Group to be recognised for the quality of its developments and the trust it builds with homebuyers.

With infrastructure development reshaping residential demand across Indian cities, how do you identify the right markets and business opportunities, and what determines when BHADRA Group is ready to take its next major growth step?

Infrastructure development plays an important role in shaping residential demand. In Bengaluru, metro connectivity, road networks and emerging employment corridors influence how homebuyers evaluate locations and long-term property value. However, identifying the right opportunity requires understanding how infrastructure translates into everyday convenience and sustainable residential demand.

Southwest Bengaluru, particularly the Kengeri corridor, illustrates this shift, with improved Purple Line Metro connectivity strengthening accessibility. Established neighbourhoods such as Basavanagudi and Jayanagar continue to attract interest because of their greenery, social infrastructure and residential character.

Our approach is to assess opportunities through location fundamentals, connectivity, neighbourhood development, construction quality and the potential to create well-planned living environments. Changing buyer preferences also influence our decisions, particularly the growing demand for functional layouts, wellness amenities, green spaces and communities that support work-life integration.

Partnerships and diversification can support growth when there is alignment in objectives and a shared commitment to quality. Similarly, entering a new market requires a clear understanding of local demand and our ability to deliver consistently. Expansion should never compromise financial prudence or execution standards. Every major decision must align with our long-term objectives and organisational capabilities.

Real estate development involves complex decisions around investment, risk, technology and execution. How are you strengthening organisational capabilities to manage these challenges while ensuring long-term value for homebuyers and stakeholders?

Real estate development requires a careful balance between financial prudence, market understanding and execution capability. At BHADRA Group, we assess opportunities based on their location, long-term relevance, financial viability and alignment with our development philosophy. Our debt-free financial structure reflects our commitment to prudent financial management, while selective land acquisition helps us approach growth responsibly.

Execution quality is equally important. Architectural planning, structural integrity, construction standards and delivery discipline must work together to create reliable residential developments. Our in-house capabilities help maintain consistency, while transparency and accountability remain central to building trust with homebuyers and stakeholders.

Technology also offers opportunities to improve planning, coordination and resource utilisation. Building Information Modelling, data analytics and technology-enabled project management can strengthen decision-making and operational efficiency. Smart-home technologies, when thoughtfully integrated, can further improve residents' comfort, security and energy efficiency.

However, technology must be supported by skilled professionals and strong processes. Workforce training and technical capabilities are essential to meeting the demands of India's expanding urban landscape. We also believe operational efficiency must go hand in hand with sustainability through energy-conscious planning, efficient water management and responsible resource use.

For us, managing risk extends beyond financial considerations. It means protecting construction quality, maintaining credibility and ensuring that the value promised to customers is reflected in the finished development. This approach will continue to guide our decisions as we build lasting relationships and sustainable business value.■