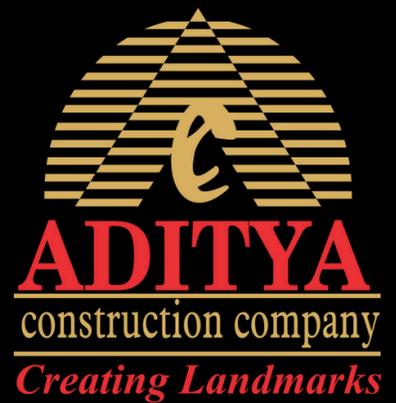


REAL ESTATE NEWSLETTER

JAN, 2026 | HYDERABAD



ENVIRONMENT NEEDS TO BE PRIORITIZED IN THE CONSTRUCTION SECTOR

DG prisons Soumya Mishra Said that there is a great need to prioritize environmental protection and sustainability in the construction sector.

LUXURY FLATS: LUXURY.. SPACIOUS

Once upon a time, double and triple bedroom flats of 2500 sqft to 3500 sqft were considered spacious. Currently, the trend is changing in the city. There is increasing interest in luxurious and spacious flats.

In this, order, construction companies are offering five and six BHK luxury flats with 5000 to 1600 sqft. This type of flats are coming up in Nanakramguda, Khajaguda, Rayadurgam, Kokapet, Hitec city, Puppalguda.

Where are most houses being bought?



India's real estate market is mainly focused on eight major cities. While it is expanding to smaller cities, top metros still dominate home sales.

Last year, 5.09 lakh homes were sold across major cities.

Mumbai led with 1.55 lakh sales, taking about 6.4 quarters to sell.

Delhi NCR followed with 1.04 lakh sales, though demand slowed by 7.6%.

Bengaluru ranked third with 67,518 homes, selling the fastest in about 4.9 quarters.

Hyderabad recorded 54,878 sales, selling homes in around 5.8 quarters.

Pune sold 51,653 homes, also among the fastest markets.

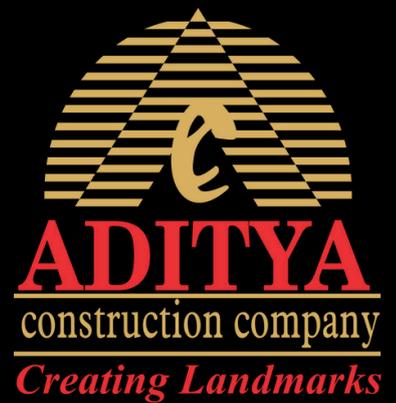
Sales were lower in **Chennai** (19,332), while Kolkata and Ahmedabad took longer to sell homes.

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KOKAPET: IS IT THE NEXT RS. 200 CRORE?

In Kokapet, an acre used to cost Rs. 100 crore, but now it is Rs. 151 crore. Builders are competing and acquiring more land. An acre in Rayadurgam was bought for Rs. 177 crore. Based on this, it is expected that it will not take long for the land to cross the Rs. 200 crore mark.

REAL IS BOOMING IN TIER-TWO CITIES!



Most of the real estate activities are taking place in eight top cities across the country. These include Hyderabad, Bangalore, Chennai, Mumbai, Delhi, Kolkata, Pune, and Ahmedabad. The construction of residential, commercial, industrial, and godowns is mainly done in these cities.



Villas: 'Villa's' is.. fun

Luxury villas are being built in low-density, pollution-free areas as an alternative to crowded city apartments. These homes are developed on plots of 500 to 1,000 square yards with built-up areas of 6,000 to 8,000 sq. ft. Construction is progressing in Kandlakoya, Thukkuguda, and along the ORR near the IT corridor.

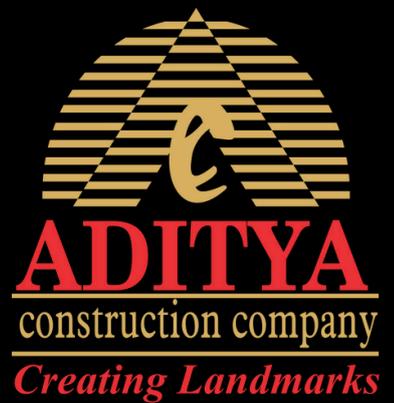
Designed to suit modern lifestyles, these villas follow the walk-to-work concept, include smart home (IoT) features, and use eco-friendly green building practices. Prices vary based on location and facilities, making them affordable to both the rich and the upper middle class.

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High Hops for the This Year

The Hyderabad Metropolitan Development Authority (**HMDA**) is optimistic about real estate growth in the this year. Last year saw an 18 percent increase in permissions for multi-storey buildings and layouts. Permit-based revenue rose sharply in **2025**. HMDA collected an additional **₹355 crore** compared to 2024. In the first two quarters alone, revenue reached **₹1,225 crore**. Officials expect this figure to cross **₹1,500 crore** by the end of the year. A similar positive trend is anticipated in 2026. Although the merger of 27 local bodies into GHMC may impact income, HMDA is exploring new revenue avenues. These include approvals in newly added areas, development of new layouts, plot sales, and land pooling schemes. Significant high-rise approvals were granted in Kokapet, Narsingi, and other IT corridors. Several buildings ranging from 10 to 63 floors received permission. Demand for multi-storey projects remains strong. Overall approvals covered 88.15 lakh square meters of development. This segment recorded a **239 percent** growth over **2024** and an **87 percent** increase over **2023**. The introduction of the BuildNow system has further accelerated approvals.

The **Kokapet** land auctions have shown the strength of Hyderabad's real estate market. Plots in **Neopolis** Layout sold for **₹147-151 crore** per acre, generating over **₹1,350 crore**. Plot sales in Golden Mile added more revenue, bringing the total to **₹3,862 crore** for HMDA. With another **70 acres** planned for auction and funds being used for infrastructure and new layouts, the Hyderabad real estate market is expected to gain more momentum in the new year.