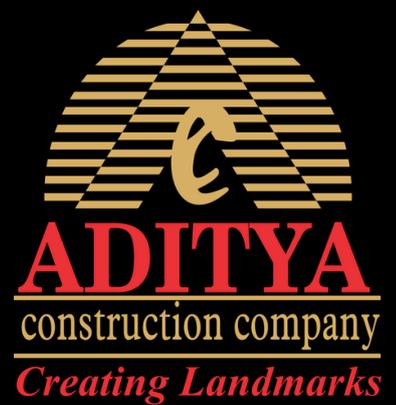


# REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



## TELANGANA TO FINALISE BHARAT FUTURE CITY MASTER PLAN WITHIN 9 MONTHS



- **Total land coverage: 1.80 lakh acres**
- **Government land acquired so far: 15,000 acres**
- **Preliminary Master Plan & DPR assigned to Surbana Jurong**
- **Skill University to be inaugurated**

THE COMPREHENSIVE MASTER PLAN FOR THE AMBITIOUS BHARAT FUTURE CITY PROJECT BEING DEVELOPED BY THE TELANGANA GOVERNMENT IS EXPECTED TO BE COMPLETED WITHIN NINE MONTHS, OFFICIAL SOURCES SAID. THE FUTURE CITY DEVELOPMENT AUTHORITY (FCDA) HAS ACCELERATED THE PLANNING PROCESS FOR THE PROJECT, WHICH SPANS 765.28 SQ KM ACROSS 74 GRAM PANCHAYATS IN AMANGAL, IBRAHIMPATNAM, KANDUKUR, KADTHAL, MAHESHWARAM, MANCHAL AND YACHARAM MANDALS ON THE OUTSKIRTS OF HYDERABAD.

THE FUTURE CITY REGION COVERS NEARLY 1.80 LAKH ACRES, OF WHICH THE GOVERNMENT HAS ALREADY ACQUIRED ABOUT 15,000 ACRES. ANOTHER 15,000 ACRES OF FOREST LAND HAS BEEN EARMARKED FOR ECO-TOURISM PROJECTS INCLUDING A NIGHT SAFARI, PARKS AND GREEN ZONES. THE GOVERNMENT IS PREPARING A FRESH, GLOBALLY BENCHMARKED MASTER PLAN TO DEVELOP THE CITY TO INTERNATIONAL STANDARDS.

FOR THE 30,000-ACRE CORE AREA, THE GOVERNMENT HAS ENTRUSTED THE PREPARATION OF THE PRELIMINARY MASTER PLAN AND DETAILED PROJECT REPORT (DPR) TO SURBANA JURONG. SIMULTANEOUSLY, GLOBAL TENDERS HAVE BEEN INVITED TO PREPARE THE VISION AND COMPREHENSIVE WITH BID OPENING SCHEDULED FOR MASTER PLAN-2047 THE ENTIRE FUTURE CITY AUTHORITY AREA.

# REAL ESTATE NEWSLETTER

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## HYDERABAD TO GET A 3D DIGITAL TWIN FOR SMART URBAN PLANNING



**THE TELANGANA GOVERNMENT IS PREPARING TO DESIGN A 3D DIGITAL TWIN CITY MODELED ON HYDERABAD, A MOVE EXPECTED TO SET A NEW BENCHMARK INDIA'S REAL ESTATE AND INFRASTRUCTURE SECTORS. EXPERTS BELIEVE DIGITAL TWIN TECHNOLOGY WILL NOT ONLY TRANSFORM BUILDING CONSTRUCTION BUT ALSO COMPLETELY REDEFINE BUILDING OPERATIONS AND MAINTENANCE.**

A DIGITAL TWIN IS A VIRTUAL, COMPUTER-GENERATED REPLICA OF A PHYSICAL ASSET. USING IOT SENSORS INSTALLED ON LIFTS, AIR-CONDITIONING SYSTEMS, ELECTRICAL NETWORKS, AND WATER SUPPLY PIPELINES, REAL-TIME DATA IS CONTINUOUSLY FED INTO THE DIGITAL MODEL. THIS ENABLES AUTHORITIES TO MONITOR THE LIVE CONDITION OF A BUILDING OR CITY ON A COMPUTER OR MOBILE SCREEN.

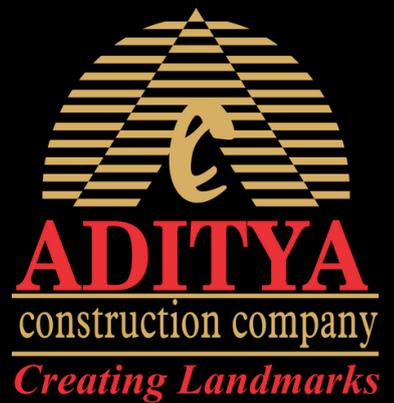
THE CENTRAL GOVERNMENT IS ACTIVELY ENCOURAGING THE USE OF DIGITAL TWIN TECHNOLOGY IN INFRASTRUCTURE PLANNING. CITIES SUCH AS KOHIMA, KANPUR, MUMBAI, AND KOCHI HAVE ALREADY BEGUN USING IT. HYDERABAD IS NOW SET TO JOIN THIS LIST. EXPERTS ESTIMATE THAT BY 2026, NEARLY 20% OF MAJOR REAL ESTATE PROJECTS IN INDIA WILL ADOPT DIGITAL TWIN TECHNOLOGY, MAKING IT A KEY DRIVER NOT JUST FOR SMART BUILDINGS, BUT FOR SMART CITIES AS WELL.

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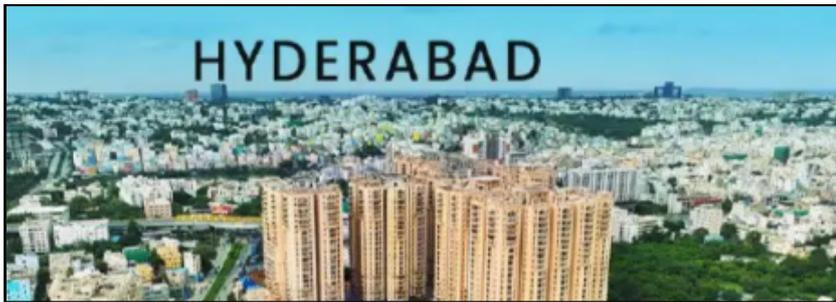
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# REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



## RBI RATE CUTS BOOST HOUSING AFFORDABILITY IN HYDERABAD



HYDERABAD CONTINUES TO REMAIN ONE OF THE MOST AFFORDABLE CITIES IN INDIA FOR HOMEBUYERS, WITH HOME LOAN EMIS ACCOUNTING FOR LESS THAN 30% OF HOUSEHOLD INCOME, ACCORDING TO A LATEST REPORT BY KNIGHT FRANK.

### NEW RBI RULES: STRICTER HOME LOAN NORMS FOR COOPERATIVE BANKS



THE RESERVE BANK OF INDIA (RBI) HAS INTRODUCED STRICTER REGULATIONS ON HOME LOANS, PARTICULARLY FOR URBAN CO-OPERATIVE BANKS (UCBS).

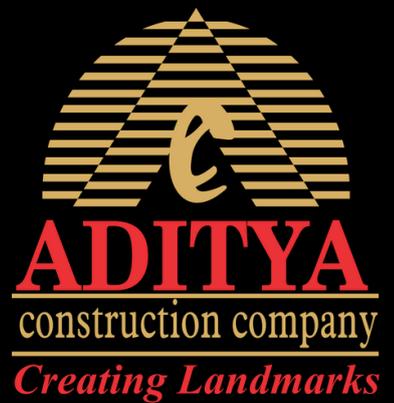
#### KEY RBI GUIDELINES

- THE MAXIMUM GRACE PERIOD FOR STARTING EMI PAYMENTS MUST NOT EXCEED 18 MONTHS FROM THE DATE OF LOAN DISBURSEMENT.
- EMI REPAYMENT MUST BEGIN EITHER BY THE COMPLETION OF CONSTRUCTION OR THE DATE OF OCCUPANCY CERTIFICATE, WHICHEVER IS LATER.
- THE MAXIMUM REPAYMENT TENURE FOR A HOME LOAN MUST NOT EXCEED 20 YEARS.
- EACH URBAN CO-OPERATIVE BANK MUST FORMULATE A LOW-RISK HOUSING LOAN POLICY..

THE REPORT NOTED THAT THE RESERVE BANK OF INDIA (RBI) HAS REDUCED FINANCIAL INSTITUTIONS, OFFERING CONFIDENCE TO HOMEBUYERS. THE REPORT ATTRIBUTED THE CITY'S AFFORDABILITY TO STEADY INCOME THE REPO RATE BY GROWTH DRIVEN BY EMPLOYMENT A CUMULATIVE 125 BASIS POINTS SINCE FEBRUARY 2025, BRINGING IT DOWN TO 5.25%, WHICH HAS SIGNIFICANTLY EASED THE BURDEN OF HOME LOAN REPAYMENTS. AS A RESULT, HYDERABAD HAS RETAINED ITS POSITION AS A FAVOURABLE CITY FOR AFFORDABLE HOUSING. THEEMI-TO-INCOME RATIO HYDERABAD REMAINS WITHIN THE ACCEPTABLE LIMITS CONSIDERED BY BANKS AND EXPANSION IN IT, PHARMA, AND SERVICES SECTORS. THE AFFORDABILITY INDEX IN THE REGION ROSE FROM 27% IN 2004 TO 28% IN 2025, THOUGH KNIGHT FRANK STATED THAT IT IS STILL WITHIN ACCEPTABLE LEVELS HYDERABAD

# REAL ESTATE NEWSLETTER

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## Hyderabad Records Highest Growth in Flat Sizes in 2024-25

### City-wise growth:

**Chennai:** Average flat size up 24% (1,260 to 1,561 sq. ft.)

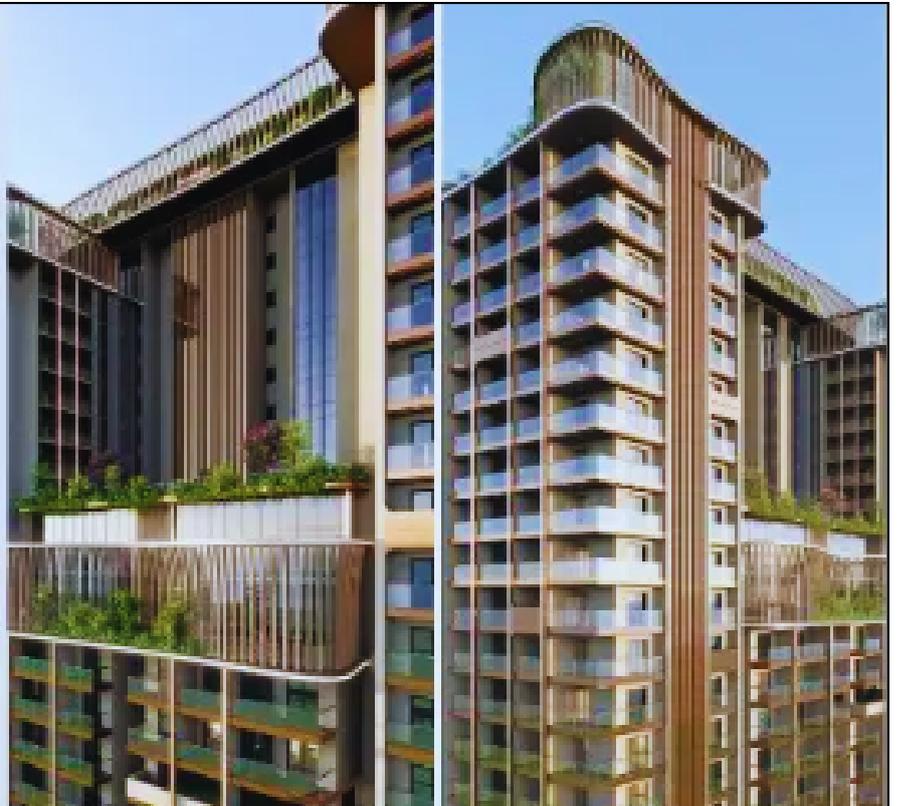
**Bengaluru:** Up 21% (1,484 to 1,790 sq. ft.)

**Hyderabad:** Up 13% (2,299 to 2,600 sq. ft.), and the only city to record double-digit growth (24%) between 2024–25

**Mumbai:** Lowest average size at 904 sq. ft., though up 12% from 2023

**Pune:** Up 5%, but saw a 1% decline in the past year

**Kolkata:** Marginal 2% growth

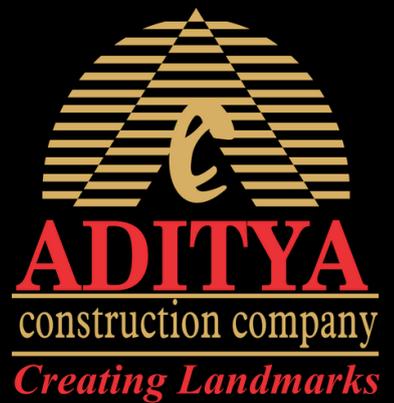


**LUXURY HOUSING WHERE DEMAND CONTINUES TO EXPANDE SURGE ACROSS INDIA, WITH AVERAGE APARTMENT SIZES INCREASING BY 17% ACROSS SEVEN MAJOR CITIES OVER THE PAST TWO YEARS, ACCORDING TO A REPORT BY ANAROCK.**

THE AVERAGE APARTMENT SIZE ROSE FROM 1,420 SQ. FT. IN 2023 TO 1,676 SQ. FT. IN 2025, WITH AN 8% INCREASE RECORDED IN THE LAST YEAR ALONE. DELHI-NCR TOPPED THE LIST WITH A 30% GROWTH, WHERE AVERAGE HOME SIZES EXPANDED FROM 1,890 SQ. FT. IN 2023 TO 2,466 SQ. FT. IN 2025 LUXURY HOMES WITH LARGER LAYOUTS AND PREMIUM AMENITIES NOW ACCOUNT FOR 80% OF NEW LAUNCHES. SUPPLY OF HOMES PRICED ABOVE RS.1.5 CRORE HAS INCREASED SIGNIFICANTLY IN DELHI-NCR. TOTAL LAUNCHES IN NCR ROSE FROM 36,735 UNITS IN 2023 TO 61,775 UNITS BY 2025.

# REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



## HYDERABAD RANKS 6TH AMONG INDIA'S RICHEST CITIES: ECONOMIC SURVEY



A NATION'S ECONOMIC STRENGTH IS CLOSELY TIED TO THE INCOME GENERATED BY ITS MAJOR CITIES. ACCORDING TO THE ECONOMIC SURVEY 2024-25, MUMBAI RANKS FIRST AMONG INDIA'S RICHEST CITIES, DELHI, KOLKATA, BENGALURU, CHENNAI STANDS FIFTH.

**HYDERABAD** SECURED THE SIXTH POSITION, GENERATING RS. 6.70 LAKH CRORE IN FY 2024-25. IT IS FOLLOWED BY PUNE, AHMEDABAD, SURAT, AND VISAKHAPATNAM.



## **UNSOLD HOUSING STOCK AT RECORD HIGH**

INDIA'S REAL ESTATE SECTOR CONTINUES TO FACE SLUGGISH DEMAND, WITH UNSOLD HOUSING STOCK ACROSS SEVEN MAJOR METRO CITIES REACHING A RECORD 5.77 LAKH UNITS, ACCORDING TO DATA FROM FIRMS SUCH AS ANAROCK. WHILE LUXURY HOUSING SALES HAVE RISEN, THE AFFORDABLE HOUSING SEGMENT HAS WEAKENED SHARPLY. RISING LAND PRICES, HIGHER CONSTRUCTION COSTS AND A 30-40% INCREASE IN HOME PRICES HAVE MADE HOUSING UNAFFORDABLE FOR MIDDLE-CLASS BUYERS.

## **WHY MIYAPUR IS THE HIDDEN GEM YOU'RE OVERLOOKING**

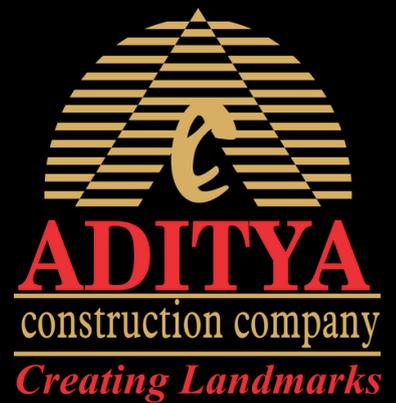
HYDERABAD'S REAL ESTATE LANDSCAPE IS CONSTANTLY EVOLVING, WITH EMERGING SUBURBS OFFERING EXCELLENT OPPORTUNITIES FOR HOMEBUYERS AND INVESTORS ALIKE. MIYAPUR, OFTEN OVERLOOKED IN FAVOR OF MORE POPULAR AREAS LIKE GACHIBOWLI OR HITECH CITY, IS QUIETLY BECOMING ONE OF THE CITY'S MOST PROMISING RESIDENTIAL HUBS. HERE'S WHY:

- STRATEGIC LOCATION AND CONNECTIVITY
- AFFORDABLE HOUSING OPTIONS
- EMERGING INFRASTRUCTURE AND AMENITIES
- GREEN AND CALM ENVIRONMENT
- INVESTMENT POTENTIAL
- LIFESTYLE AND CONVENIENCE

MIYAPUR MAY NOT YET HAVE THE HYPE OF OTHER HYDERABAD SUBURBS, BUT ITS STRATEGIC LOCATION, AFFORDABLE HOUSING, MODERN AMENITIES, AND GROWTH POTENTIAL MAKE IT A HIDDEN GEM FOR FIRST-TIME BUYERS AND INVESTORS ALIKE. FOR THOSE SEEKING A SMART BALANCE OF LIFESTYLE, CONNECTIVITY, AND INVESTMENT VALUE, MIYAPUR IS A SUBURB WORTH SERIOUS CONSIDERATION.

# REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



## Andhra Pradesh CM promises housing for all poor by 2029



**“ ANDHRA PRADESH CHIEF MINISTER N CHANDRABABU NAIDU ON FRIDAY SAID HIS GOVERNMENT WILL ENSURE HOUSING FOR ALL THE POOR BEFORE 2029 AND AND ALLOCATE HOUSING PLOTS FOR THOSE WHO DO NOT OWN LAND ”**

ANDHRA PRADESH WILL PROVIDE HOUSING FOR EVERY POOR FAMILY BY 2029, WITH LANDLESS INDIVIDUALS RECEIVING HOUSING PLOTS THROUGH EXPANSIVE WELFARE HOUSING PROGRAMS. THE GOVERNMENT WILL DRIVE AGRICULTURE FORWARD THROUGH A FIVE-PRONGED STRATEGY, INCLUDING ENHANCED FINANCIAL SUPPORT FOR FARMERS, BACKING FOR NATURAL FARMING AND FOOD PROCESSING, AND PRIORITIZED IRRIGATION PROJECTS TO BOOST PRODUCTIVITY AND RURAL LIVELIHOODS.

## CHITTOOR REAL ESTATE: HIGHWAY-LED DEVELOPMENT SPARKS NEW INVESTMENT WAVE IN AP



CHIEF MINISTER N. CHANDRABABU NAIDU'S HOME DISTRICT, CHITTOOR, IS ON A DEVELOPMENT FAST TRACK. A FEW MASSIVE PROJECTS ARE CAUSING A HUGE REAL ESTATE BOOM IN THE AREA. BOTH THE CENTRAL AND STATE GOVERNMENTS ARE TAKING UP MASSIVE DEVELOPMENT PROJECTS HERE. A BIG PART OF THIS PLAN IS BUILDING NEW HIGHWAYS CONNECTING CHITTOOR TO BENGALURU AND CHENNAI, WITH A BUDGET OF OVER ₹8,000 CRORE.