

REAL ESTATE NEWSLETTER

MAR, 2026 | HYDERABAD



TELANGANA SETS 9-MONTH DEADLINE FOR FUTURE CITY MASTER PLAN



TELANGANA HAS INVITED GLOBAL CONSULTANTS TO PREPARE A COMPREHENSIVE MASTER PLAN FOR THE PROPOSED FUTURE CITY NEAR HYDERABAD, COVERING ABOUT 765 SQ KM WITH ZONING AND DEVELOPMENT GUIDELINES.

THE STATE GOVERNMENT HAS SET A NINE-MONTH DEADLINE FOR PREPARING A COMPREHENSIVE MASTER PLAN WITH ZONING REGULATIONS FOR THE UPCOMING BHARAT FUTURE CITY ON THE OUTSKIRTS OF HYDERABAD.

THE GOVERNMENT HAS INVITED GLOBAL TENDERS SEEKING PROPOSALS FOR THE BHARAT FUTURE CITY COMPREHENSIVE MASTER PLAN-2047 IN FEBRUARY, COVERING THE JURISDICTION OF THE FUTURE CITY DEVELOPMENT AUTHORITY (FCDA). BIDS WILL BE OPENED ON MARCH 16, WHILE THE TENDER PROCESS IS EXPECTED TO BE FINALISED BY THE END OF MARCH.

SOURCES REVEALED THAT 12 COMPANIES HAVE SUBMITTED APPLICATIONS IN RESPONSE TO THE TENDER NOTIFICATION. THE SELECTED CONSULTANT WILL BE REQUIRED TO SUBMIT THE MASTER PLAN BY DECEMBER 2026.

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WHY GREEN BUILDINGS ARE BECOMING ESSENTIAL?



WITH RAPID URBANISATION AND THE RISE OF HIGH-RISE BUILDINGS ACROSS METRO CITIES AND TOWNS, CONCERNS ARE GROWING OVER POLLUTION CAUSED BY CONSTRUCTION ACTIVITIES AND ENERGY CONSUMPTION. EXPERTS SAY ADOPTING GREEN BUILDING STANDARDS CAN SIGNIFICANTLY REDUCE ENVIRONMENTAL IMPACT WHILE LOWERING ELECTRICITY AND WATER USAGE. THE INDIAN GREEN BUILDING COUNCIL (IGBC) HAS BEEN URGING DEVELOPERS AND CONSTRUCTION FIRMS TO SHIFT TOWARDS ENVIRONMENTALLY SUSTAINABLE BUILDING PRACTICES. ACCORDING TO EXPERTS, HOMES BUILT USING GREEN BUILDING STANDARDS CAN ENSURE ENERGY EFFICIENCY, WATER CONSERVATION AND HEALTHIER LIVING ENVIRONMENTS.

IN TELANGANA, PROJECTS COVERING NEARLY 350 MILLION SQUARE FEET HAVE BEEN REGISTERED FOR IGBC CERTIFICATION. ALTHOUGH GREEN BUILDINGS TYPICALLY COST 200 TO ₹400 MORE PER SQUARE FEET COMPARED WITH CONVENTIONAL CONSTRUCTION, EXPERTS SAY THE LONG-TERM SAVINGS IN ENERGY AND WATER, ALONG WITH IMPROVED ENVIRONMENTAL AND HEALTH BENEFITS, MAKE THEM A SUSTAINABLE INVESTMENT.

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BRIGADE GROUP PLANS 8 MILLION SQ FT RESIDENTIAL PROJECTS IN HYDERABAD



KUKATPALLY HOUSING BOARD PLOTS, FLATS SOLD AT RECORD PRICES



TELANGANA HOUSING BOARD'S AUCTION FOR OPEN PLOTS IN KUKATPALLY HOUSING BOARD (KPHB) ON FRIDAY SAW A SQUARE YARD OF LAND BEING SOLD FOR A RECORD 2.65 LAKH, AGAINST THE UPSET PRICE OF 1.30 LAKH PER SQUARE YARD.

A TOTAL OF FOUR OPEN PLOTS IN PHASES I AND II OF DHARMA REDDY COLONY AND EIGHT FLATS IN SAMPOORNAM APARTMENT, PHASE-15 OF KPHB, WERE PUT UP FOR AUCTION. WHILE 2.65 LAKH WAS THE HIGHEST PRICE PER SQUARE YARD OF LAND, ANOTHER PLOT WAS SOLD AT 2.41 LAKH PER SQUARE YARD. SIMILARLY, A FLAT IN SAMPOORNAM APARTMENT FETCHED 1.10 CRORE, AGAINST THE UPSET PRICE OF 90 LAKH. OTHER FLATS SOLD FOR BETWEEN 1.08 CRORE AND 1.06 CRORE.

BENGALURU-BASED REAL ESTATE DEVELOPER BRIGADE GROUP IS PLANNING A MAJOR EXPANSION IN HYDERABAD, WITH PLANS TO LAUNCH ABOUT 8 MILLION SQ FT OF RESIDENTIAL PROJECTS IN THE CITY. ACCORDING TO AMAR MYSORE, EXECUTIVE DIRECTOR OF BRIGADE ENTERPRISES, THE COMPANY WILL FOCUS ON HOUSING PROJECTS IN THE 4 CRORE TO *5.5 CRORE TICKET SIZE SEGMENT. NEW PROJECT LAUNCHES ARE PLANNED IN KEY MICRO-MARKETS INCLUDING SECUNDERABAD AND NEOPOLIS, WHILE OPPORTUNITIES IN NORTH HYDERABAD ARE ALSO BEING EXPLORED.

THE COMPANY RECENTLY ACQUIRED 4.03 ACRES OF LAND IN HYDERABAD FOR NEARLY 2500 CRORE. BRIGADE PLANS TO RAISE OVER 15,000 CRORE IN THE NEXT THREE TO FOUR YEARS TO FUND ITS RESIDENTIAL, COMMERCIAL, HOSPITALITY AND RETAIL DEVELOPMENTS. IT AIMS TO EXPAND ITS TOTAL DEVELOPMENT FOOTPRINT IN HYDERABAD TO ABOUT 10.5 MILLION SQ FT BY FY27, MYSORE SAID. IN ADDITION TO HOUSING PROJECTS, BRIGADE IS ALSO DEVELOPING A 650,000 SQ FT ORION MALL AT BRIGADE GATEWAY AND A 300- KEY INTERCONTINENTAL HOTEL AS PART OF ITS HOSPITALITY EXPANSION.

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THE TELANGANA GOVERNMENT IS REPORTEDLY CONSIDERING BRINGING THE GO 111 REGION UNDER THE JURISDICTION OF THE HYDERABAD DISASTER RESPONSE AND ASSET PROTECTION AGENCY (HYDRAA) AS PART OF ITS INTENSIFIED DRIVE AGAINST ILLEGAL CONSTRUCTIONS AND LAND ENCROACHMENTS.

HYDRAA HAS RECENTLY GAINED ATTENTION FOR ITS STRICT ACTION AGAINST ILLEGAL STRUCTURES BUILT ON GOVERNMENT LAND AND LAKEBEDS ACROSS HYDERABAD. THE AGENCY'S DEMOLITION DRIVES TARGETING ENCROACHMENTS ON LAKES, PARKS AND PUBLIC LAND HAVE DRAWN WIDESPREAD ATTENTION. OFFICIALS SAID THE GOVERNMENT IS EXPLORING THE POSSIBILITY OF EXTENDING HYDRAA'S JURISDICTION TO THE GO 111 ZONE, WHICH COVERS AREAS AROUND THE TWIN RESERVOIRS OSMAN SAGAR AND HIMAYAT SAGAR. INTRODUCED IN 1996, GO 111 IMPOSED STRICT RESTRICTIONS ON CONSTRUCTION ACTIVITY IN THE CATCHMENT AREAS OF THE TWO RESERVOIRS TO PROTECT DRINKING WATER SOURCES FOR THE CITY. THE GO COVERS 84 VILLAGES SPREAD ACROSS ROUGHLY 135 SQ KM UNDER THE JURISDICTION OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA). UNDER THE REGULATIONS, CONSTRUCTION ACTIVITY IS RESTRICTED WITHIN SPECIFIED BUFFER ZONES, INCLUDING A 30-METRE BUFFER AROUND THE LAKES, A 100-METRE GREEN RECREATIONAL ZONE AND A PROHIBITED CONSTRUCTION ZONE UP TO 500 METRES IN CERTAIN AREAS. DESPITE THESE RESTRICTIONS, OFFICIALS ESTIMATE THAT MORE THAN 20,000 CONSTRUCTIONS HAVE COME UP IN THE GO 111 REGION OVER THE YEARS.

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WAR EFFECT: DUBAI PROPERTY DEALS SLOW



RISING TENSIONS IN WEST ASIA ARE MAKING INVESTORS CAUTIOUS ABOUT BUYING PROPERTIES IN DUBAI. MANY INDIAN BUYERS WHO WERE PLANNING TO INVEST IN DUBAI REAL ESTATE HAVE TEMPORARILY PAUSED THEIR PURCHASES, ACCORDING TO MARKET SOURCES. INDIAN INVESTORS' SHARE IN DUBAI PROPERTY TRANSACTIONS INCREASED FROM 6% IN 2024 TO 10% IN 2025. DEVELOPERS SUCH AS EMAAR PROPERTIES, DAMAC PROPERTIES, SOBHA REALTY, AND DANUBE GROUP HAVE BEEN ACTIVELY TARGETING INDIAN BUYERS.



GROWING DEMAND FOR REAL ESTATE PROJECTS AROUND THE OUTER RING ROAD

THE HYDERABAD OUTER RING ROAD USED TO SEEM LIKE A LONG WAY AWAY. CITY DWELLERS NOW MOSTLY USE THE OUTER RING ROAD TO GET ANYWHERE. THE RESIDENTIAL AREAS ARE CONCENTRATED AROUND THE INNER RING ROAD, WHERE MOST OF THE RESIDENTS LIVE. THE DISTANCE FROM THERE TO THE ORR WAS CONSIDERED FAR. WITH THE EXPANSION OF HYDERABAD CITY AND INCREASED TRANSPORT CONNECTIVITY, BUYERS HAVE TURNED THEIR ATTENTION TO THIS AREA. REAL ESTATE EXPERTS SAY THAT THE DEMAND FOR REAL ESTATE PROJECTS AROUND THE OUTER RING ROAD IS GRADUALLY INCREASING.

WOMEN TAKE JUST 11% OF HOME LOANS IN INDIA



GENDER GAP PERSISTS IN HOUSING FINANCE DESPITE RISING PROPERTY INTEREST

WOMEN ACCOUNT FOR ONLY 11 PER CENT OF HOME LOANS SANCTIONED ACROSS MAJOR CITIES IN INDIA, INDICATING A SIGNIFICANT GENDER GAP IN HOUSING FINANCE, ACCORDING TO A REPORT BY URBAN MONEY. THE STUDY ANALYSED 56,523 HOME LOANS APPROVED IN 2025 ACROSS 13 MAJOR CITIES, INCLUDING AHMEDABAD, BENGALURU, CHENNAI, DELHI, HYDERABAD, MUMBAI AND PUNE. DESPITE WOMEN MAKING UP NEARLY HALF OF INDIA'S POPULATION AND ACCOUNTING FOR ABOUT 30 PER CENT OF RESIDENTIAL PROPERTY REGISTRATIONS, THEIR PARTICIPATION IN HOUSING FINANCE REMAINS RELATIVELY LOW, THE REPORT NOTED.

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Upartments: A New Trend in Modern Housing



INDIA'S REAL ESTATE SECTOR IS EVOLVING RAPIDLY. FROM SMALL APARTMENT BUILDINGS IN THE PAST, DEVELOPERS ARE NOW CONSTRUCTING LARGE SKYSCRAPERS AND MODERN HOUSING PROJECTS COMPARABLE TO THOSE IN DEVELOPED COUNTRIES. ONE OF THE LATEST INNOVATIONS IN URBAN HOUSING IS THE CONCEPT OF "UPARTMENT."

WHAT MAKES UPARTMENTS DIFFERENT?

AN UPARTMENT IS ESSENTIALLY AN UPGRADED VERSION OF A TRADITIONAL APARTMENT, DESIGNED MAINLY FOR YOUNG PROFESSIONALS AND SMALL FAMILIES LIVING IN METRO CITIES SUCH AS BENGALURU, HYDERABAD AND MUMBAI. THE CONCEPT FOCUSES ON HOTEL-STYLE LUXURY LIVING COMBINED WITH SMART HOME TECHNOLOGY, OFFERING A PLUG-AND-PLAY LIFESTYLE WHERE RESIDENTS CAN MOVE IN WITH JUST THEIR PERSONAL BELONGINGS.

VMRDA REVISITS DRAFT MASTER PLAN 2041 TO GUIDE VISAKHAPATNAM'S GROWTH



THE VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY REVIEWS AND REFINES THE DRAFT MASTER PLAN 2041 TO IMPROVE LAND USE, INFRASTRUCTURE CONNECTIVITY, AND SUSTAINABLE URBAN EXPANSION BEFORE PUBLIC CONSULTATION. THE UPDATED PLAN IS EXPECTED TO GUIDE SPATIAL PLANNING AND INFRASTRUCTURE DECISIONS THROUGH 2041 WHILE REMAINING RESPONSIVE TO EMERGING NEEDS...