

# REAL ESTATE NEWSLETTER

MAR, 2026 | HYDERABAD



## PRICES OF FLATS IN HYDERABAD REAL ESTATE MARKET MAY JUMP DUE TO GLOBAL CRISIS !



**DISRUPTION CAUSED BY THE STRAIT OF HORMUZ BLOCKADE** HAS RAISED THE COST OF CONSTRUCTION MATERIALS AND DELAYED THEIR SUPPLY.

**SURGE IN MATERIAL COSTS:** STEEL, ALUMINIUM, LUXURY FINISHES LIKE IMPORTED ITALIAN MARBLE.

**DEVELOPERS IN HYDERABAD ARE EXPECTED TO PASS ON A LITTLE PRICE ~ 3%-4% INCREASE TO BUYERS TO COVER THESE SUDDEN INPUT COST OVERRUNS.**



## **TELANGANA BUDGET 2026-27 PEGGED AT RS 3.24 LAKH CRORE; WELFARE, INFRASTRUCTURE DEVELOPMENT GET MAJOR SHARE**

DEPUTY CHIEF MINISTER AND FINANCE MINISTER MALLU BHATTI VIKRAMARKA ON FRIDAY PRESENTED THE STATE BUDGET FOR 2026-27 IN THE ASSEMBLY, PROPOSING A TOTAL OUTLAY OF RS 3,24,234 CRORE, WITH REVENUE EXPENDITURE OF RS 2,34,406 CRORE AND CAPITAL EXPENDITURE OF RS 47,267 CRORE. HE SAID THE GOVERNMENT HAD BALANCED WELFARE COMMITMENTS WITH FISCAL DISCIPLINE IN THE LATEST BUDGET.

## **TELANGANA LAND REFORMS PLAN UNIFIED LAND GOVERNANCE**



BENGALURU-BASED REAL ESTATE DEVELOPER BRIGADE GROUP IS PLANNING A MAJOR EXPANSION THE GOVERNMENT PLANS TO BRING REVENUE, STAMPS & REGISTRATION AND SURVEY DEPARTMENTS UNDER ONE SYSTEM TO SPEED UP LAND DISPUTE RESOLUTION.

- INTEGRATED DIGITAL PORTAL.
- MODEM SURVEY TECHNOLOGY .
- 460 ROVER DEVICES PURCHASED.
- MORE DEVICES PLANNED.
- RE-SURVEY IN 373 VILLAGES.
- BUDGET SUPPORT.

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## NEXT KOKAPET BUDVEL!



**OUTER RING ROAD ON ONE SIDE, THE IT CORRIDOR JUST A SHORT DISTANCE AWAY, THE INTERNATIONAL AIRPORT NEARBY, AND A MASSIVE RESERVOIR FACING THE AREA-WHAT MORE DOES A LOCATION NEED TO GROW RAPIDLY?**

BUDVEL, LOCATED ON THE OUTSKIRTS OF HYDERABAD, IS NOW DEVELOPING THE MAJOR IT HUBS OF AT A FAST PACE. SITUATED IN THE SOUTHERN PART OF THE CITY, BUDVEL IS EMERGING AS A HUB FOR LARGE RESIDENTIAL PROJECTS. APART FROM THE 100- ACRE VENTURE DEVELOPED AND AUCTIONED BY THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, HUNDREDS OF ACRES IN THE SURROUNDING AREAS ARE BEING PLANNED FOR LARGE RESIDENTIAL AND CONSTRUCTION PROJECTS. REAL ESTATE EXPERTS BELIEVE THAT BUDVEL MAY SOON BECOME ANOTHER KOKAPET IN THE FUTURE.

THE DEVELOPMENT OF HYDERABAD AND ITS SURROUNDING AREAS IS PROGRESSING RAPIDLY. THE CITY HAS ALREADY WITNESSED MASSIVE INFRASTRUCTURE GROWTH AND IS NOW EXPANDING TOWARDS THE SUBURBS. IN THIS CONTEXT, THE GOVERNMENT OF TELANGANA IS FOCUSING ON PLANNED DEVELOPMENT AROUND THE CITY. BUDVEL IS LOCATED IN RAJENDRANAGAR MANDAL OF RANGA REDDY DISTRICT.

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GACHIBOWLI AND THE FINANCIAL DISTRICT ARE ONLY ABOUT 12 KM AWAY FROM BUDVEL. THE DISTANCE FROM BUDVEL TO SHAMSHABAD IS ABOUT 11 KM, WHILE THE RAJIV GANDHI INTERNATIONAL AIRPORT IS AROUND 18 KM AWAY. THE AIRPORT CAN BE REACHED WITHIN 15 MINUTES FROM BUDVEL. THE WELL- KNOWN PROFESSOR JAYASHANKAR TELANGANA STATE AGRICULTURAL UNIVERSITY AT RAJENDRANAGAR IS ALSO LOCATED CLOSE TO BUDVEL.

BUDVEL ALSO ENJOYS EXCELLENT CONNECTIVITY TO THE THROUGH THE PV NARASIMHA RAO EXPRESSWAY, WHICH IS JUST 3 KM AWAY. FROM THE HMDA LAYOUT IN BUDVEL, THE RAILWAY STATION CAN BE REACHED IN ABOUT 10 MINUTES. ONE SIDE OF BUDVEL SCENIC VIEWS OF THE HIMAYAT SAGAR, WHILE THE OTHER SIDES CONNECT TO SHAMSHABAD AIRPORT AND RAJENDRANAGAR. THE HIMAYAT SAGAR RESERVOIR IS JUST A 5-MINUTE DRIVE FROM BUDVEL.

SCHOOLS, COLLEGES, AND ENGINEERING INSTITUTIONS ARE LOCATED WITHIN 2 KM OF THE AREA. HOSPITALS AND SHOPPING MALLS ARE AVAILABLE IN ATTAPUR, WHICH IS ABOUT 4 KM AWAY. MULTIPLEX THEATRES AND ENTERTAINMENT ZONES ARE ALSO LOCATED NEARBY.

LARGE-SCALE APARTMENT CONSTRUCTION IS ALSO TAKING PLACE IN THE SURROUNDING AREAS, WITH PRICES RANGING BETWEEN ₹6,000 AND ₹8,000 PER SQUARE FEET DEPENDING ON THE PROJECT. HOMES AT AFFORDABLE PRICES. INDEPENDENT HOUSE CONSTRUCTION IS ALSO INCREASING, ATTRACTING THE ATTENTION OF MIDDLE-CLASS HOMEBUYERS. SINCE PROPERTY PRICES IN AREAS LIKE MADHAPUR, GACHIBOWLI, NANAKRAMGUDA, AND MANIKONDA HAVE INCREASED SIGNIFICANTLY, BUDVEL IS NOW EMERGING AS A PROMISING DESTINATION FOR PEOPLE LOOKING FOR HOME AT AFFORDABLE PRICES.

THE TELANGANA GOVERNMENT IS ALSO PLANNING TO AUCTION ANOTHER 200 ACRES OF HMDA LAND IN BUDVEL. WITH THESE DEVELOPMENTS, EXPERTS BELIEVE THE AREA WILL WITNESS REMARKABLE TRANSFORMATION AND RAPID GROWTH OVER THE NEXT FOUR TO FIVE YEARS.

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## KEY TIPS FOR HOMEBUYERS

Buying a house is a major investment, and experts advise buyers to carefully evaluate several factors before purchasing an apartment. One important factor is the loading factor.

### What is a Carpet Area?

Carpet area refers to the actual usable space inside the four walls of the apartment, where residents can place furniture and live comfortably. Under RERA rules, builders must declare the carpet area clearly and price apartments based on it.

### Super Built-Up Area Explained

However, many builders sell flats based on super built-up area. This includes not only carpet area but also wall thickness, balconies and a share of common areas

PHOTO COURTESY: SHREYAS VISUALS

# Check Loading Factor Before Buying a Flat

## Key tip for homebuyers



such as lifts, staircases, corridors and clubhouses. For example, if a flat has 1,500 sq ft super built-up area, the actual carpet area may only

be 1,000 to 1,100 sq ft.

### Understanding the Loading Factor

The difference between

the super built-up area and carpet area is called the loading factor. In many Hyderabad projects, loading typically ranges from 25% to 35%.

### Compare Prices Carefully

Experts advise buyers to compare property prices carefully. Some builders may quote ₹5,000 per sq ft based on super built-up area, while others may quote ₹7,000 per sq ft based on carpet area. Buyers should calculate the price per sq ft of actual carpet area before making a decision.

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## TELANGANA EYES 400 ACRES FOR IT EXPANSION



THE TELANGANA GOVERNMENT IS PLANNING TO ALLOCATE AROUND 400 ACRES OF LAND FOR NEW IT COMPANIES AND TECHNOLOGY CLUSTERS IN THE HYDERABAD REGION. OFFICIALS ARE EXPLORING GOVERNMENT LAND IN SERILINGAMPALLY, GANDIPET AND RAJENDRANAGAR MANDALS OF RANGA REDDY DISTRICT AS PART OF EFFORTS TO EXPAND THE CITY'S IT CORRIDOR.

## MIYAPUR METRO MAY GET A NEW NAME

Team4 Likely to Acquire Naming Rights for Station



- MIYAPUR METRO STATION MAY SOON GET A NEW CORPORATE NAME
  - TEAM4 LIFE SPACES REPORTEDLY ACQUIRES NAMING RIGHTS
  - STATION MAY BE BRANDED AS "TEAM4 MIYAPUR METRO STATION"
  - NAMING RIGHTS SAID TO BE SECURED FOR FIVE YEARS
- OFFICIAL ANNOUNCEMENT FROM L&T OR HMRL AWAITED

A SIGNIFICANT CHANGE MAY SOON TAKE PLACE AT THE MIYAPUR METRO STATION IN HYDERABAD. ACCORDING TO RELIABLE SOURCES, THE STATION COULD SOON BE RENAMED AFTER A CORPORATE BRAND. THIS DEVELOPMENT COMES AT A TIME WHEN THE TELANGANA GOVERNMENT IS IN THE PROCESS OF TAKING OVER METRO OPERATIONS FROM L&T METRO RAIL HYDERABAD LIMITED. AS PART OF THE CHANGES, A NEW CORPORATE NAME MAY BE ADDED TO THE MIYAPUR METRO STATION. SOURCES SAY THE TEAM4 LIKELY TO ACQUIRE NAMING RIGHTS FOR STATION

THE MOVE COMES AFTER LAND UNDER THE RAYADURGAM KNOWLEDGE CITY PROJECT, MANAGED BY THE TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION (TGIIC), WAS RECENTLY AUCTIONED AT A RECORD 177 CRORE PER ACRE. OFFICIALS SAID THE GOVERNMENT IS NOW FOCUSING ON IDENTIFYING ADDITIONAL LAND PARCELS THAT CAN BE ALLOCATED FOR IT AND RELATED INDUSTRIES.

AUTHORITIES HAVE ALSO FOUND THAT IN SOME AREAS, ENCROACHERS ALLEGEDLY MANIPULATED LAND RECORDS TO CLAIM OWNERSHIP OF GOVERNMENT LAND. AROUND 180 ACRES OF GOVERNMENT LAND IN THREE VILLAGES OF SERILINGAMPALLY AND NEARLY 200 ACRES IN FOUR VILLAGES OF GANDIPET ARE CURRENTLY UNDER DISPUTE WITH PRIVATE INDIVIDUALS. REVENUE OFFICIALS HAVE LAUNCHED DIGITAL SURVEYS USING ADVANCED TECHNOLOGY TO VERIFY OWNERSHIP RECORDS AND PROTECT GOVERNMENT LAND, LAKES AND PUBLIC PROPERTIES. ONCE THE SURVEY IS COMPLETED, OFFICIALS EXPECT NEARLY 400 ACRES OF LAND TO COME UNDER GOVERNMENT CONTROL, WHICH MAY LATER BE ALLOCATED TO IT AND ALLIED SECTOR COMPANIES.

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## LED BY PREMIUM PUSH, HYDERABAD REALTY REBOUNDS



**HYDERABAD'S RESIDENTIAL REAL ESTATE MARKET WITNESSED A RECOVERY IN FEBRUARY WITH PROPERTY REGISTRATIONS REBOUNDED AFTER A DIP IN THE PREVIOUS MONTH, ACCORDING TO A REPORT BY KNIGHT FRANK INDIA. A TOTAL OF 6,179 RESIDENTIAL PROPERTIES WERE REGISTERED DURING THE MONTH, MARKING A 3% YEAR-ON-YEAR INCREASE AND A 32% RISE COMPARED TO JANUARY.**

IN VALUE TERMS, THE REGISTERED PROPERTIES WERE WORTH 14,139 CRORE, REFLECTING A 5% INCREASE YEAR-ON-YEAR AND A 42% MONTH-ON-MONTH JUMP. THE GROWTH INDICATES SUSTAINED TRACTION IN HIGHER-VALUE HOUSING TRANSACTIONS, WITH HOMES PRICED ABOVE 1 CRORE ACCOUNTING FOR 18% OF TOTAL REGISTRATIONS.

THE HYDERABAD RESIDENTIAL MARKET SPANS DISTRICTS OF HYDERABAD, MEDCHAL MALKAJGIRI, RANGAREDDY AND SANGAREDDY. A CLOSER LOOK AT TICKET-SIZE TRENDS SHOWS REGISTRATIONS OF HOMES PRICED ABOVE CRORE ROSE BY 6% YEAR-ON-YEAR, WHILE THE AFFORDABLE SEGMENT, COMPRISING HOMES BELOW 150 LAKH, RECORDED A 7% INCREASE. IN CONTRAST, REGISTRATIONS FOR THE MID-SEGMENT HOMES, PRICED BETWEEN 50 LAKH.

IN TERMS OF UNIT SIZES, MOST REGISTERED HOMES FELL WITHIN THE 1,000 TO 2,000 SQUARE FEET RANGE, ACCOUNTING FOR 66% OF TOTAL REGISTRATIONS. UNITS SIZED BETWEEN 2,000 SQ.FT. AND 3,000 SQ.FT. COMPRISED 13% OF TRANSACTIONS, WHILE THOSE ABOVE 3,000 SQ.FT. ACCOUNTED FOR 3%. SMALLER UNITS BETWEEN 500 AND 1,000 SQ.FT. MADE UP 15%, AND UNITS BELOW 500 SQ.FT. CONSTITUTED 3%.

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## DUBAI... RETURNS...

REAL ESTATE ASSOCIATIONS PREDICT THAT REAL ESTATE INVESTMENTS IN CITIES LIKE DUBAI HAVE DECLINED DUE TO GEOPOLITICAL AND POLITICAL TENSIONS IN THE MIDDLE EAST. THIS SITUATION WILL BENEFIT THE INDIAN REAL ESTATE MARKET, ESPECIALLY CITIES LIKE HYDERABAD

FOREIGNERS HAVE BEEN INVESTING HEAVILY IN DUBAI REAL ESTATE FOR YEARS. REPORTS HAVE REVEALED THAT INDIANS ARE THE LARGEST INVESTORS IN THE COUNTRY, INVESTING BETWEEN RS 85,000-95,000 CRORE IN 2025. OUR PEOPLE HAVE BEEN ATTRACTED BY THE TAX-FREE RENTAL INCOME, BETTER RETURNS, GOLDEN VISA THAT PROVIDES TEN-YEAR RESIDENCY, AND LUXURIOUS LIFESTYLE. DUBAI PROPERTY SHOWS HAVE BEEN HELD FREQUENTLY AT STAR HOTELS IN HYDERABAD AND HAVE BEEN ABLE TO IMPRESS INVESTORS. WITH THIS, THE INDIAN REAL ESTATE MARKET HAS BEEN IN A SLUMP FOR SOME TIME AS OUR PEOPLE HAVE BEEN MOVING THERE IN LARGE NUMBERS.

NOTICING THE SITUATION, SOME OF OUR BUILDERS HAVE ALSO ENTERED THE DUBAI MARKET. THEY HAVE STARTED DOING BUSINESS THERE. REAL ESTATE PRICES HAVE DOUBLED IN FIVE YEARS. A BUILDER SAID THAT BUSINESSMEN BOUGHT THERE MOSTLY BECAUSE THEY WANTED TO HAVE VALUABLE PROPERTY IN CITIES LIKE DUBAI, NOT JUST FOR THE INCOME. NOW THE BRAND OF DUBAI IS UNDER THREAT. THE BELIEF THAT IT IS A SAFE CITY HAS BEEN SHATTERED. ACCORDING TO DUBAI LAND DEPARTMENT STATISTICS, THE NUMBER OF PROPERTY PURCHASE TRANSACTIONS FELL BY 50 PERCENT IN THE FIRST WEEK AFTER THE WAR BETWEEN THE US, ISRAEL AND IRAN BEGAN.

### LOOK TOWARDS SAFE MARKETS...

FEARS OF WAR HAVE INCREASED ANXIETY IN THE MARKETS OF THE MIDDLE EAST. PEOPLE ARE RELUCTANT TO INVEST IN AREAS WHERE WAR CLOUDS ARE LOOMING. INDIANS ARE LOOKING TOWARDS CITIES THAT CAN PROTECT THEIR WEALTH. IN THIS CONTEXT, THE DOMESTIC MARKET IS SEEN AS THE SAFEST BY MANY. INDIANS HAVE DEVELOPED A FEELING THAT IT IS BETTER TO INVEST HERE.