

# OVERVIEW OF PLOTTED DEVELOPMENTS IN HYDERABAD

DRAFT REPORT

PREPARED FOR ALT DRX PVT. LTD.  
MAY 2024



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# PROJECT BRIEF



## ALT DRX Pvt Ltd ('the Client')

has engaged Knight Frank (India) Private Limited to undertake the study to prepare a detailed market research report for plotted developments located along the Outer Ring Road across the Hyderabad City for their internal management decision making for acquisition and internal reporting purpose.

## OUTLINE

The study covers the following aspects:

- Hyderabad City Overview
- Economic Drivers
- Social / Physical Infrastructure of the City
- Key Micro Market analysis



# HYDERABAD REAL ESTATE OVERVIEW

vishnuaryan

## FACT SHEET



7,257 Sq. Kms



10+ Million



~9.05 Lakhs  
IT Workforce



INR 3,12,398 p.a.



83.26%

## FACTORS DRIVING GROWTH

Geographical  
advantage

Ease of doing  
business and smart  
government  
initiatives

Excellent  
infrastructure

Availability of  
talent pool

Lower real estate  
costs

Established IT/ITeS  
and pharma hub

# MAJOR ECONOMY DRIVERS



## IT / ITes

FY-23 INR 2.41+ Lakh Crores Exports  
YoY Growth 31.4%  
Employees ~ 9.05 Lakhs Employees



## Pharmaceutical

Accounted for one-third of Manufacturing of India  
Telangana recorded \$ 3.48 Billion exports  
Telangana exported to ~ 200 countries



## Engineering

Presence of Defense Establishments  
DRDO, DRDL, DLRL, RCI, MDN, Ordnance Factory, DMRL

## PHYSICAL INFRA



13.0 Km | 14 Stations  
66.5 Km | 59 Stations



152 Km | 45 Stations  
43 Km | 27 Stations



25 mn Passengers in 2022-23  
400+ flights handled per day

### Outer Ring Road

157 Km | Runs Throughout the City

### P. V. Narasimha Rao Express Way

11.5 Km | Connects City to Airport

### Under Pass

L.B.Nagar: Avoid traffic signals @ L.B.Nagar  
Kukatpally: Connects Khanamet to Kukatpally  
Kothaguda: Avoid traffic signals @ Kothaguda

Planned | **Operational**

### Flyovers

Raidurg: Connects Raidurg to Towlichowki  
Sagar Road: Connects Bairamalguda to L.B.Nagar  
Cable Bridge: Connects Road No. 45 to HITEC City

## SOCIAL INFRA



6480 Sq.M Pillar-Free Hall  
6000 Covers | Biggest in City



Biggest Exhibition Centre  
Indoor | Outdoor Conference Halls



One of the Largest Mall in Country



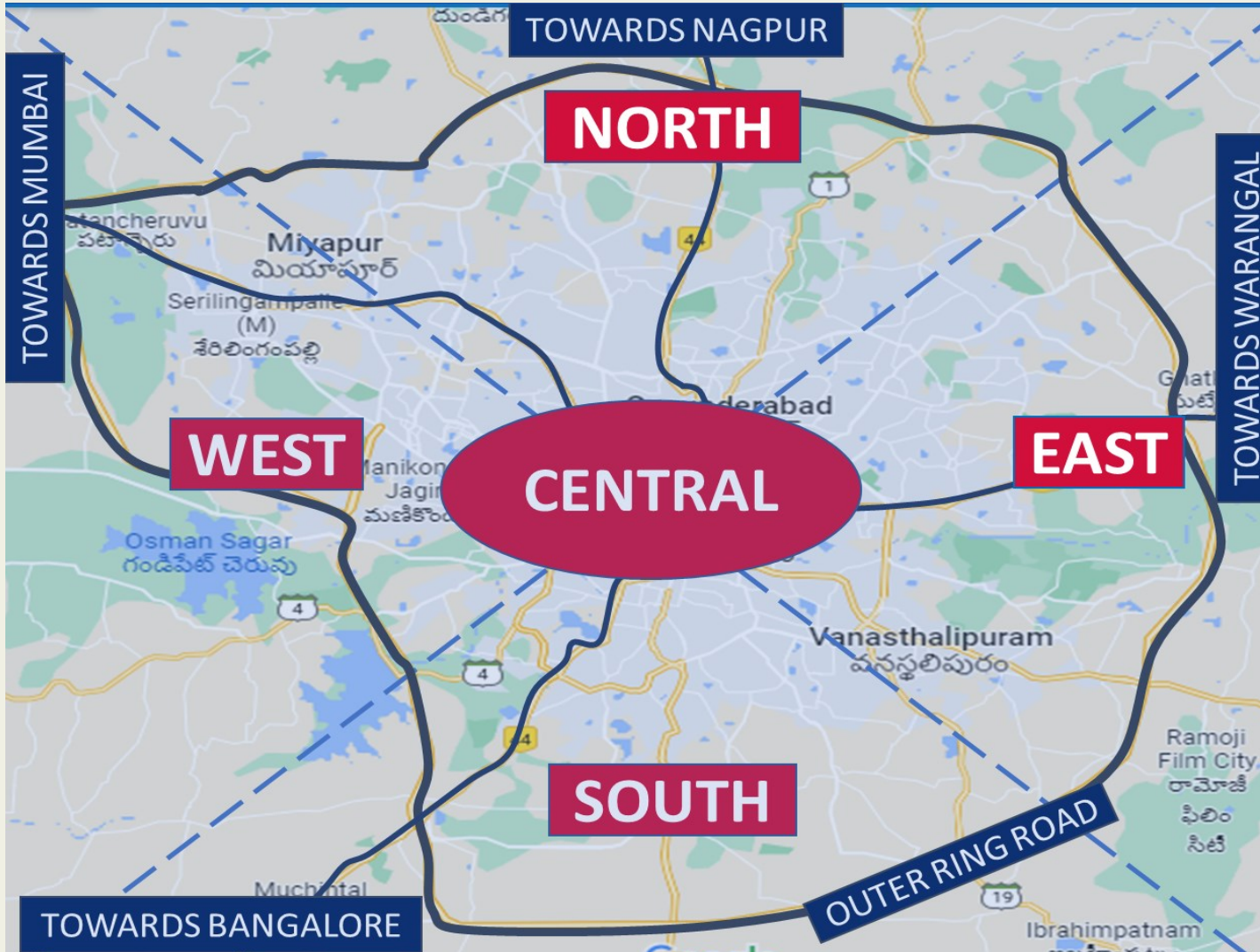
First outlet in India





# MARKET OVERVIEW || HYDERABAD

## HYDERABAD QUADRANT WISE SPLIT



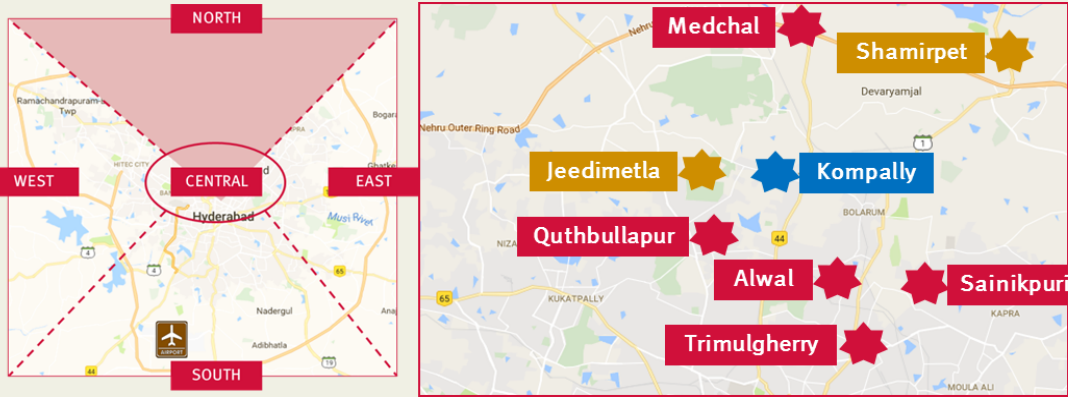
QUADRANTS	MICROMARKETS
NORTH	Kompally, Medchal, Alwal, Kapra, Dundigal, Shamirpet, Sainikpuri, Gandimaisamma
SOUTH	Shamshabad, Shadnagar, Tukuguda, Maheswaram, Kothur, Attapur, Rajendranagar
WEST	Madhapur, Hitec City, Kukatpally, Miyapur, Kondapur, Bachupally, Gachibowli, Kokapet, hafeezpet, Manikonda, Patancheru, Shankarpally
EAST	Uppal, Karmanghat, Nacharam, Vanasthalipuram, Ibrahimpatnam, Ghatkesar, Peddamberpet
CENTRAL*	Begumpet, Ameerpet, Banjara Hills, Jubilee Hills, Secunderabad, Kavadiguda

\*Central Zone is an established micro market with residential developments and hosts traditional business centers. There is limited scope for plotted developments due to unavailability of large land parcels

# PLOTTED DEVELOPMENT || NORTH ZONE

**Key Micro Markets:** Medchal, Shamirpet , Dundigal

**Base Capital Value Range\* :** INR 20,000 to 43,500 per Sq Yd



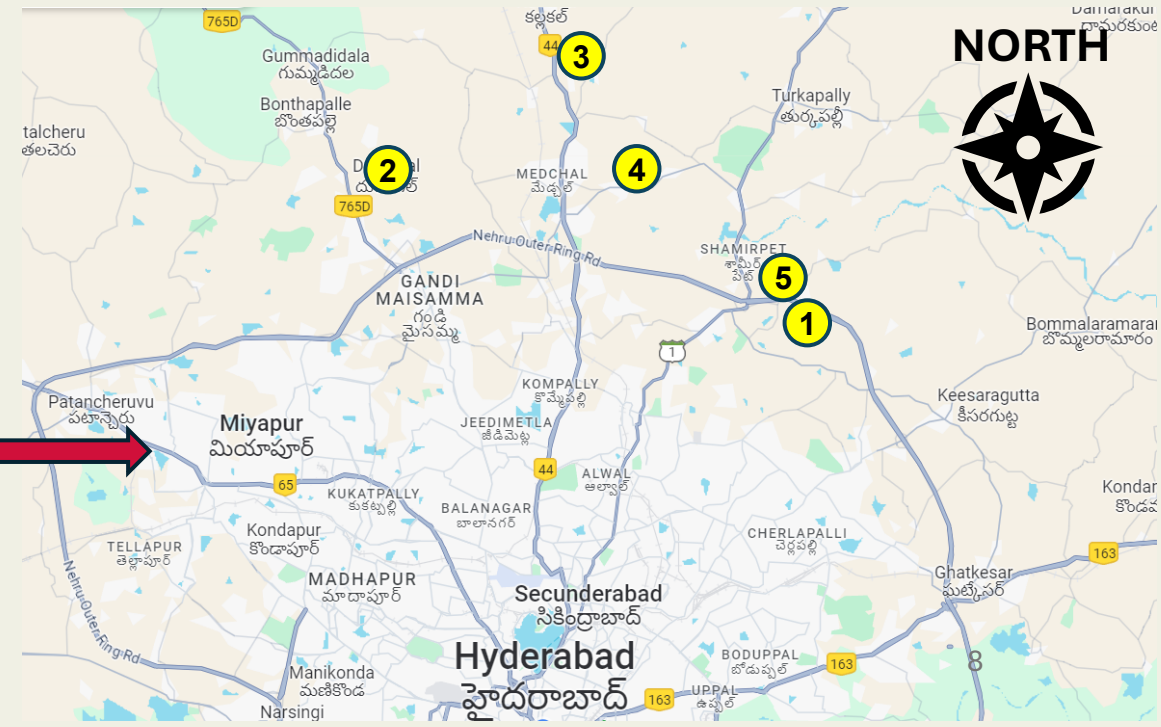
- Residential
- Commercial
- Employment

## Major Economic Drivers- North Zone

- ❖ Genome Valley
- ❖ Pudur Warehousing Cluster
- ❖ Devaryamjal Warehousing Cluster
- ❖ Toopran Industrial Area
- ❖ Medchal Industrial Area
- ❖ Kompally Industrial Area

## Prominent Developments & Capital Values - North Zone

SI No	Project Name	Developer Name	Base Capital Value (INR/Sq Yd)
1	Eco nest	E Avenues Cyberabad LLP	30,000/-
2	Aparna Dharti	Aparna Constructions	36,999/-
3	Aparna Urvi	Aparna Constructions	43,500/-
4	Aparna Bhoomi	Aparna Constructions	36,500/-
5	Vasavi Green leaf	Vasavi Group	25,000/-



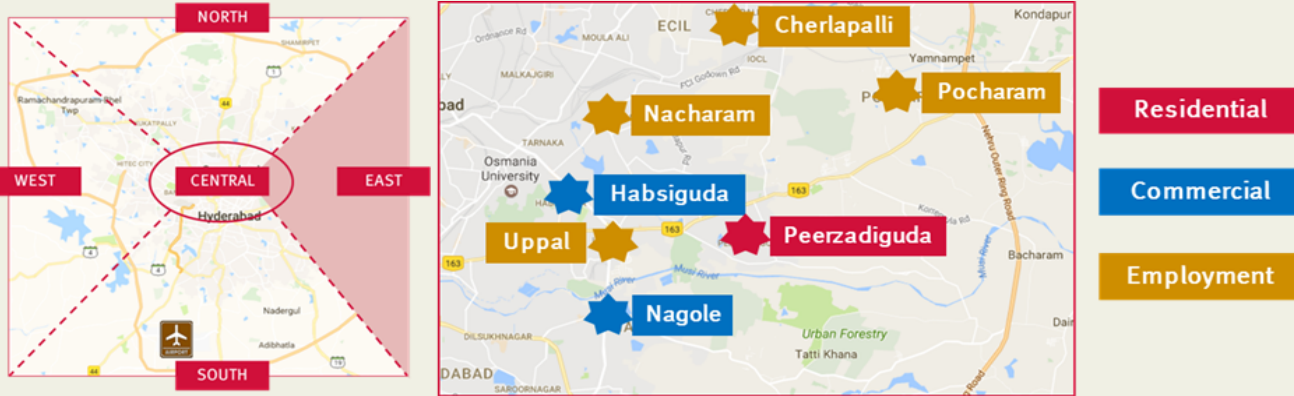
\*Additional charges will be applicable depending on the plot's facing, road facing, park facing and corner plots.



# PLOTTED DEVELOPMENT || EAST ZONE

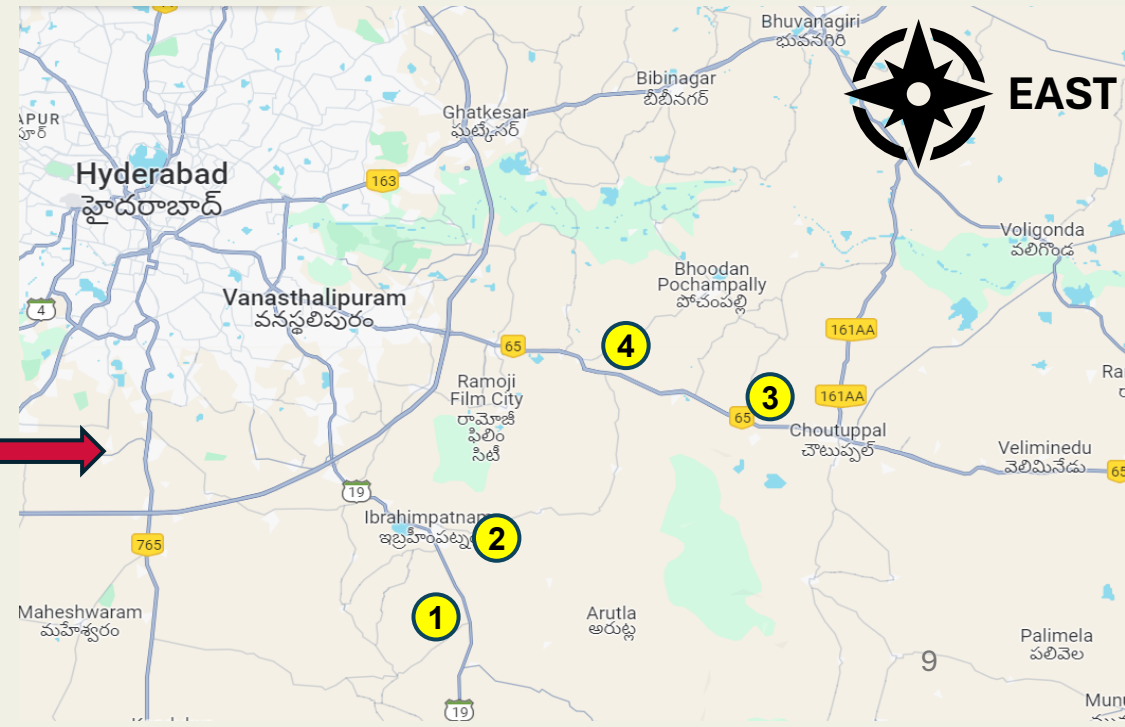
**Key Micro Markets:** Ghatkesar, Pedda Amberpet, Ibrahimpatnam

**Base Capital Value Range\*** : INR 15,000 to 21,000 per Sq Yd



## Major Economic Drivers- East Zone

- ❖ MSME Green Industrial Park
- ❖ Pocharam IT Cluster
- ❖ Chengicherla Industrial Area
- ❖ Nacharam Industrial Area
- ❖ Uppal Industrial/ IT zone



## Prominent Developments & Capital Values - East Zone

SI No	Project Name	Developer Name	Base Capital Value (INR/Sq Yd)
1	JB Serne City	JB Infra	15,000/-
2	S R Sree City	S R Group	17,599/-
3	G Square Epitome	G Square Housing	21,000/-
4	Shree shubham Enclave	Unique Infra Projects	15,000/-

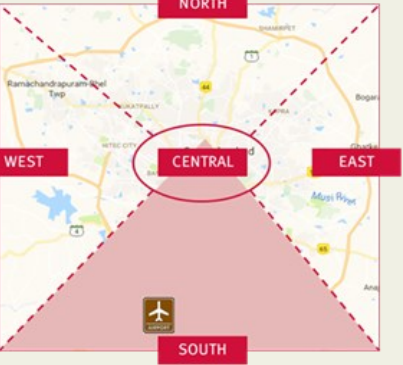
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# PLOTTED DEVELOPMENT || SOUTH ZONE



**Key Micro Markets:** Shamshabad, Tukkuguda, Maheshwaram

**Base Capital Value Range\* :** INR 30,000 to 1,00,000 per Sq Yd



- Residential
- Commercial
- Employment

## Major Economic Drivers- South Zone

- ❖ Rajiv Gandhi International Airport
- ❖ GMR Business District
- ❖ Hardware Park
- ❖ Adibatla Aerospace Cluster
- ❖ FAB City &
- ❖ Mankhal Industrial Area / Plastic Park
- ❖ TCS Campus, Adibatla



## Prominent Developments & Capital Values - South Zone

SI No	Project Name	Developer Name	Base Capital Value (INR/Sq Yd)
1	Vertex Giga City	Vertex Homes	45,000/-
2	Sreenidhi Serengeti	Sreenidhi Estates	35,000/-
3	Prestige Nirvana	Prestige Group	1,00,000/-
4	VNR's Aero City	AQ Square Realtors	40,000/-
5	BTR Villa Plots	MAK Projects	70,000/-



\*Additional charges will be applicable depending on the plot's facing, road facing, park facing and corner plots.

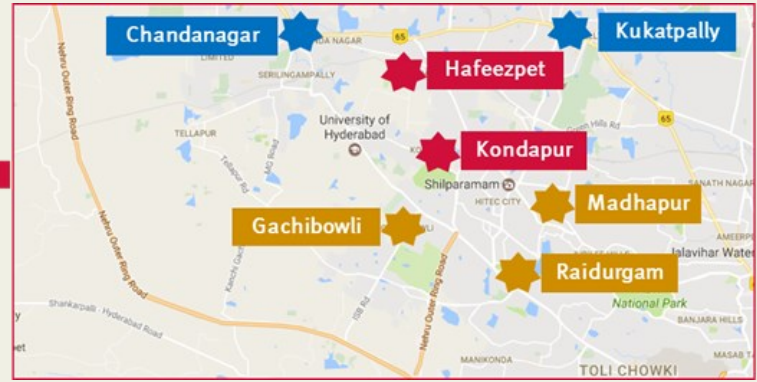
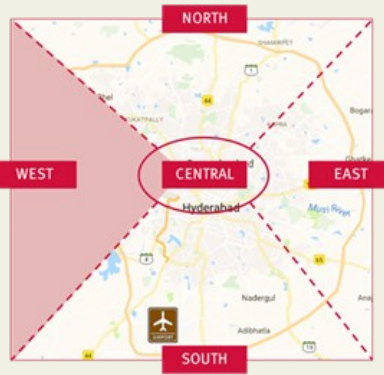


# PLOTTED DEVELOPMENT || WEST ZONE



**Key Micro Markets:** Patancheru, Shankarpally

**Base Capital Value Range\*** : 18,000 to 37,000 per Sq Yd



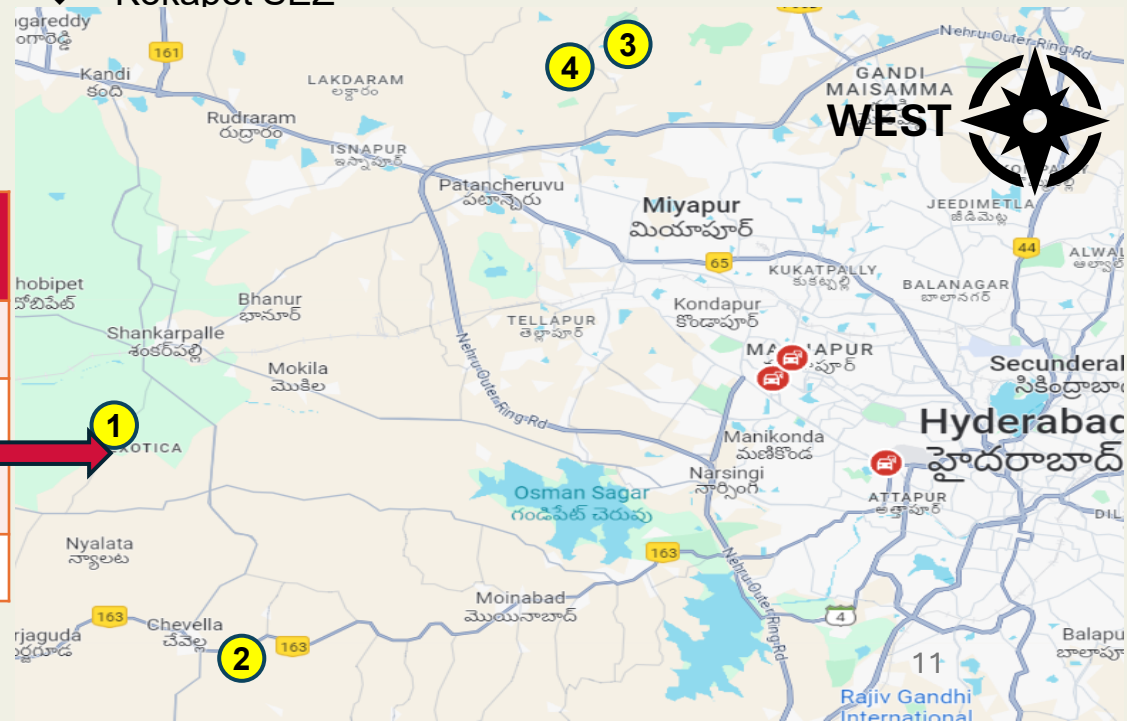
- Residential
- Commercial
- Employment

## Major Economic Drivers- West Zone

- ❖ Bollarum industrial Area
- ❖ Medical Device Park
- ❖ IDA Pashamaylaram
- ❖ Patancheru Industrial Area
- ❖ HITEC City
- ❖ Gachibowli/ Financial District
- ❖ Kokapet SEZ

## Prominent Developments & Capital Values - West Zone

SI No	Project Name	Developer Name	Base Capital Value (INR/Sq Yd)
1	Bhashyam Western County	Bhashyam Developers	18,000
2	Aparna Vasudha	Aparna Constructions	37,000
3	Sansa County	Auro Reality	31,000
4	Auro Land	Auro Reality	31,000



\*Additional charges will be applicable depending on the plot's facing, road facing, park facing and corner plots.

# OUTLOOK || HYDERABAD



Hyderabad, the capital city of Telangana, has consistently emerged as one of India's fastest-growing urban centres in the country



Hyderabad's real estate market has experienced significant growth in recent years, with both commercial and residential sectors surpassing those in other metropolitan cities in India.



Since 2015, Hyderabad's residential market has seen a steady rise in capital values driven by strong demand.



Hyderabad has a total commercial supply of 106 million sq.ft with 8.8 million sq.ft transacted in year 2023



Hyderabad offers excellent connectivity both within and outside the city, with the provision of Outer Ring Road (ORR), newly constructed flyovers, other radial roads, and the proposed Regional Ring Road (RRR)



Micro markets surrounding the Outer Ring Road (ORR) in Hyderabad have experienced significant growth in construction activity, real estate sales, and overall urbanization.



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# Thank You

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