

Boduppal Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	52-56%
Suits	Budget buyers, IT workforce, investors
ORR exit	Ghatkesar Interchange (NH-163)
ORR distance	~5 km km

Why invest here

Boduppal is an affordable locality in East Hyderabad with significant appreciation potential. The growing Uppal-Ghatkesar IT belt and ECIL employment hub drive demand from budget buyers and investors.

Infrastructure

- Warangal Highway (NH-163) upgrades
- Proposed metro extension to Ghatkesar
- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones

Nearby localities

Jawaharnagar · Peerzadiguda · Ghatkesar · Pocharam · Kushaiguda

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Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at <https://aptlok.com/methodology>.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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