APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Chilka Nagar Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: LOW-MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹4.5K – ₹6.2K |
| **2BHK rent / month** | ₹11K – ₹17K |
| **5-year appreciation** | 38-50% |
| **Suits** | Mid-range buyers, IT workforce, end-users |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Chilka Nagar is a mid-segment residential locality nestled in the Habsiguda–Ramanthapur belt of east Hyderabad. It benefits from strong metro connectivity via the Nagole corridor, proximity to the Uppal IT SEZ, and well-developed social infrastructure. The locality appeals to IT professionals seeking affordable yet connected living within striking distance of both the city centre and the eastern employment hubs.

## Infrastructure

- Nagole Metro station 2 km
- Habsiguda 1.5 km
- Uppal IT SEZ & commercial hub 4 km
- Ramanthapur bus terminus walking distance
- NH-65 (Hyderabad–Vijayawada) access via Uppal
- TSRTC depot & city bus connectivity

## Nearby localities

Habsiguda · Nagole · Ramanthapur · Uppal · Tarnaka · Amberpet · Dilsukhnagar

## Market intelligence

### East Corridor Price Trends (5-Yr)

### Defence & Academic Anchors

### Upcoming Growth Triggers

### Rental Demand Snapshot

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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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