

# Patighanpur Real Estate Guide

West Hyderabad · Hyderabad

## INVESTMENT SCORE

5 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	45-58%
Suits	Long-term investors, plotted development buyers, industrial workers
ORR exit	—
ORR distance	—

## Why invest here

Patighanpur is an emerging village-panchayat locality on the outer western growth fringe near Patancheru and Ramachandrapuram. With land prices still at early-stage levels and improving connectivity via NH-65 and ORR feeder roads, it presents a value-entry opportunity for investors tracking Hyderabad's westward expansion corridor.

## Infrastructure

- NH-65 (Hyderabad-Pune) highway nearby
- Patancheru industrial corridor 6 km
- Ramachandrapuram 5 km
- ORR feeder road connectivity
- Pashamylaram IDA industrial zone 7 km

## Nearby localities

Patancheru · Ramachandrapuram · Pashamylaram · Indul Nagalapalle · Isnapur · Ameenpur

## Market intelligence

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

### RRR & Metro Impact

### Rental Demand Snapshot

## Who Buys Here

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/patighanpur-real-estate-guide>

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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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