APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Pocharam Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

**5** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹3.7K - ₹4.5K |
| **2BHK rent / month** | ₹9K - ₹13K |
| **5-year appreciation** | 51-55% |
| **Suits** | Budget buyers, IT workforce, investors |
| **ORR exit** | Ghatkesar Interchange (NH-163) |
| **ORR distance** | ~7 km km |

## Why invest here

Pocharam 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

- ORR East — 20 min to airport via ORR
- Growing retail and social infrastructure
- Uppal–Ghatkesar IT and industrial belt expansion

## Nearby localities

Boduppal · Ghatkesar · Kushaiguda · Dammaiguda · Nagaram

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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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