

# Uppal Kalan 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	46-50%
Suits	Budget buyers, IT workforce, investors
ORR exit	—
ORR distance	—

## Why invest here

Uppal Kalan 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

- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones
- Affordable plotted development and gated communities
- ORR East — 20 min to airport via ORR

## Nearby localities

Aushapur · Mallapur · Keesara · Bibinagar · Bhuvanagiri

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/uppal-kalan-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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