APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Uppal Kalan Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.2K - ₹3.9K
2BHK rent / month	₹8K - ₹12K
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

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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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