



24. HYDERABAD REAL ESTATE INSIDER Q1, 2025

ANVI ADVISORS
A NEXT GEN VALUATION INTELLIGENCE





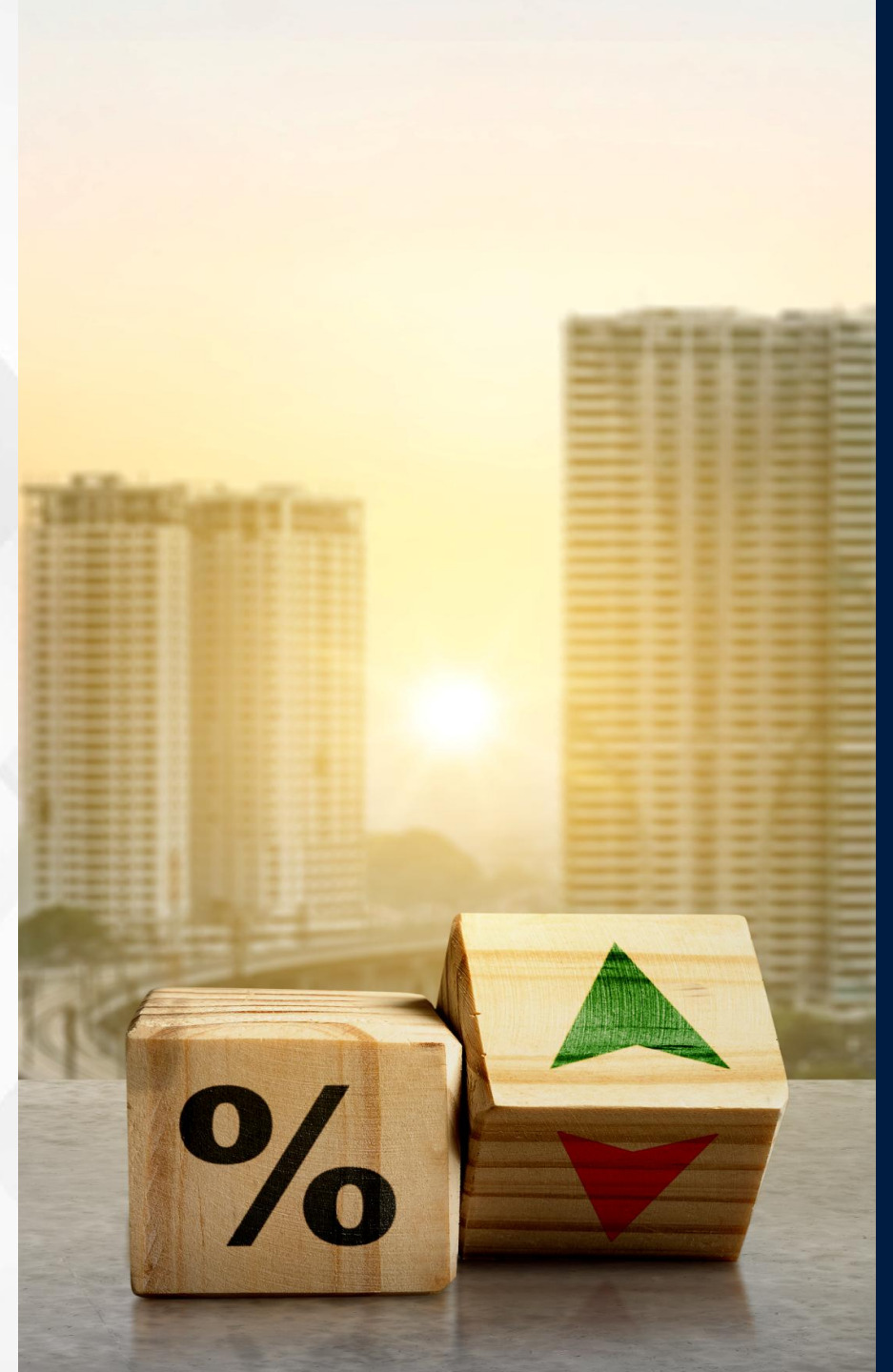
1. Real Estate Market Trends & Major Investments



INSIDER MARKET VIEW

SOLID ROOTS, SKY HIGH POTENTIAL

Hyderabad's real estate market continues to showcase resilience and growth in Q1 2025. Backed by strong infrastructure, IT expansion, and investor confidence, the city remains a top destination for homebuyers and businesses alike. With steady demand for residential and commercial spaces, key locations near **ORR Exits especially Kollur, Financial District, and emerging corridors** are witnessing rising property values. As the market adapts to evolving trends, Hyderabad stands firm on its solid foundation while reaching new heights in real estate potential. Whether for investment or end-use, the city's future looks promising.





Zuari Gangothri Tribhuja: Redefining Luxury Living in Hyderabad

Zuari Infraworld and Gangothri Developers Launch ₹1,500 Crore Residential Project in Hyderabad Zuari Infraworld India Ltd, a subsidiary of Zuari Industries, has partnered with Gangothri Developers to develop a premium residential project named Zuari Gangothri Tribhuja in Hyderabad's Kollur micro-market. The project spans 9.4 acres and involves an investment exceeding ₹1,500 crore. The development will feature nine high-rise residential towers comprising 1,730 apartments, with a saleable area of 3.8 million square feet and a total development area of 5.3 million square feet. Gangothri Group is executing the project, while Zuari Infraworld serves as the development manager. This collaboration marks Zuari Infraworld's entry into Hyderabad's residential market, aiming to address the increasing demand for well-connected housing developments in the region.





Godrej Expands In Hyderabad: Redefining Luxury Living In Kokapet

Godrej Properties Limited (GPL) has strengthened its presence in Hyderabad with the acquisition of approximately 3 acres of prime land in Kokapet. This marks the company's second major land investment in the city, reflecting its commitment to premium residential development.

Key Highlights:

- Acquisition of 3 acres of prime real estate in Kokapet for luxury residential development.
- Investment size: ₹1,300 crore.
- Strategic Location: Close to the Outer Ring Road (ORR) and the Financial District.



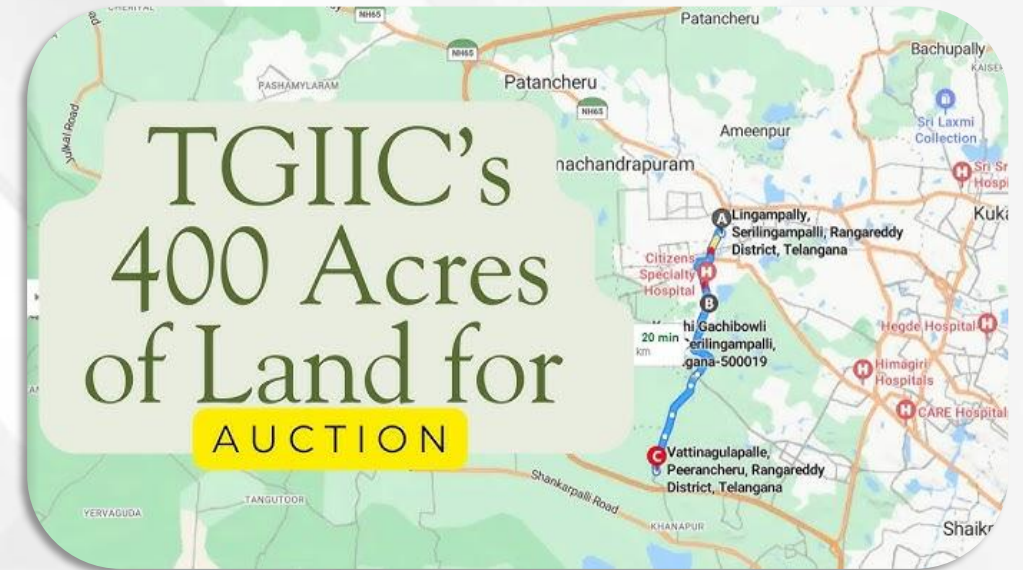


Prime Land, Premier Growth Gachibowli's Future Begins Here

The Telangana government is set to auction 400 acres of prime land in Gachibowli, aiming to raise ₹20,000 crore for development projects. TGIIC has been entrusted with developing a master layout, ensuring strategic urban planning for commercial and residential expansion.

Located in Cyberabad's key business hub, the land is close to HITEC City, Financial District, and Hyderabad Knowledge City, making it a highly sought-after investment destination. The auction will be conducted in phases, targeting IT/ITeS and BFSI companies, reinforcing Hyderabad's status as a global business hub.

This marks the first major land auction under the Congress-led state government, setting the stage for Hyderabad's next wave of growth and infrastructure development.





2. Infrastructure & Urban Development



Enhancing Connectivity: Service Road for ORR

ORR Service Road & Railway Over Bridge – ₹23.56 Cr Investment to Ease Traffic Flow

The Outer Ring Road (ORR) will get a dedicated service road between **Kollur** and Patancheru.

Key benefits:

- **Reduced congestion** for commuters and heavy vehicles.
- **Enhanced connectivity** to nearby residential and commercial hubs.
- **Better access** to Financial District, Nanakramguda, and the IT corridor.



Ratan Tata Road Project – ₹4,030 Cr Greenfield Radial Road for Future Expansion

A 41.5 km Greenfield Radial Road connecting ORR & RRR, designed for future expansion. Key features include eight-lane scalability, metro & railway corridor integration, and dedicated cycling tracks for sustainable commuting

- Total budget: ₹4,030 crore.
- Planned Features:
- Eight-lane expansion possibility.
- Metro & railway corridor integration to support future growth.
- Dedicated cycling tracks for sustainable commuting.





Hyderabad Metro Expansion:

Connecting Medchal and Shamirpet for a Seamless Commute

In a significant move to enhance urban connectivity, Telangana Chief Minister A. Revanth Reddy has approved the extension of the Hyderabad Metro Rail to Medchal and Shamirpet. This initiative aims to alleviate traffic congestion and provide efficient transportation to the city's northern suburbs.

New Corridors:

- **Paradise to Medchal:** A 23 km stretch passing through Tad Bund, Bowenpally, Suchitra Circle, Kompally, Gundlapochampally, Kandlakoya, and ORR Exit.
- **JBS to Shamirpet:** A 22 km route covering Vikrampur, Karkhana, Trimulgherry, Lothukunta, Alwal, Bollaram, Hakimpet, Thumukunta, and ORR Exit. **Phase-II 'B' Expansion:** These corridors are part of the Hyderabad Metro's Phase-II 'B' expansion, reflecting the government's commitment to improving public transportation infrastructure.

Detailed Project Reports (DPRs): Hyderabad Airport Metro Limited (HAML) Managing Director NVS Reddy has been directed to prepare DPRs for these corridors within three months, which will subsequently be submitted to the Central Government for approval. This metro extension is expected to significantly reduce travel time, ease traffic congestion, and promote sustainable urban development in Hyderabad's expanding metropolitan area.





Accelerating Hyderabad's Growth: Unlocking New Avenues For Developments

Hyderabad continues to emerge as a key hub for urban expansion, with large-scale infrastructure and real estate projects shaping its future. The latest developments include the allocation of 625 acres of land for new projects in Kongara Kalan, highlighting the city's rapid growth and increasing investment opportunities.

The government's focus on improving road networks, industrial zones, and commercial establishments is set to enhance connectivity and economic prospects. Major projects like IT corridors, logistics parks, and residential townships in strategic locations will further boost Hyderabad's position as a prime destination for businesses and homebuyers alike.

Additionally, infrastructure upgrades such as road expansions and industrial corridors will support seamless movement, fostering trade and employment opportunities. With these developments, Hyderabad is poised to become a modern, well-connected metropolis, attracting national and international investments while ensuring sustainable growth for its residents.





3. Landmark Developments



Hyderabad Skyline Soars:

70 – Storey Skyscraper Approved In Osman Nagar

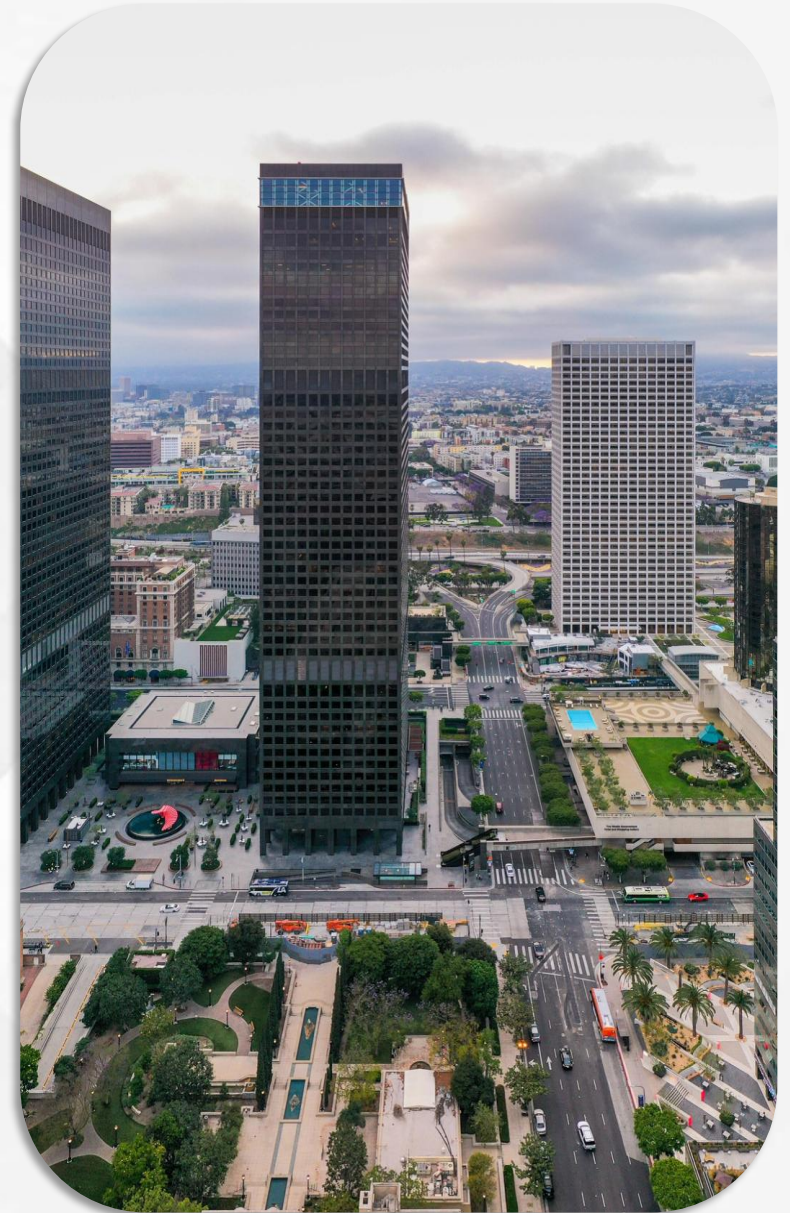
Hyderabad is set to witness a new architectural marvel with the government's approval of a 70-storey skyscraper in Osman Nagar. This ambitious project will be the tallest structure in the city, redefining its skyline and reinforcing its status as a rapidly growing urban hub.

- **70-storey mixed-use skyscraper** receives clearance for development in Osman Nagar.
- **Part of Hyderabad's vertical growth trend**, aligning with global urban expansion models.

Other notable high-rises approved:

- **63-storey tower** in Kokapet
- **61-storey tower** in Nanakramguda

These projects reinforce Hyderabad's position as a hub for luxury real estate and commercial spaces.





Sanofi Healthcare's Strategic Move: Strengthening Presence in Hyderabad's Hitech City

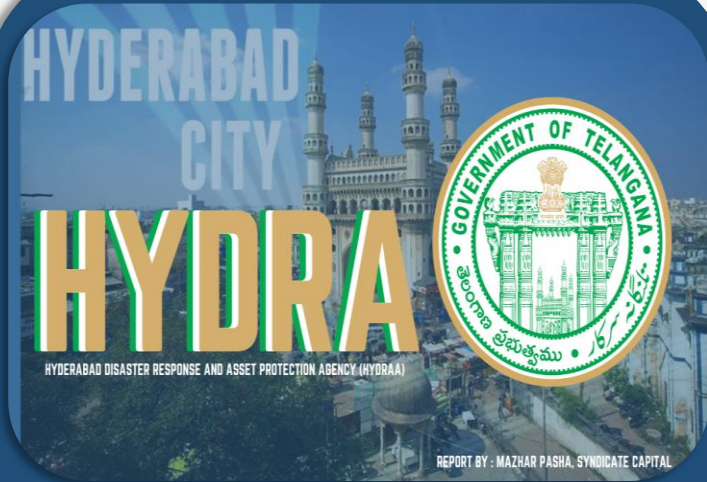
Sanofi Healthcare has leased over 2.7 lakh sq ft of office space in Hyderabad's Hitech City, specifically in RMZ Spire, at a monthly rent exceeding ₹2.05 crore.

- **Financials:** Monthly rent exceeds ₹2.05 crore with a 15% escalation after three years.
- **Lease Term:** Five-year lease commencing January 1, 2024.
- **Office Configuration:** Sanofi occupies floors 11 to 17.
- **Parking Facilities:** 303 secured parking spaces with additional options for purchase.
- **Market Impact:** Highlights Hyderabad's appeal as a hub for pharmaceutical and IT industries, backed by robust infrastructure and a dynamic business environment.





4. Government Policies and Initiatives



Clearing the Surge: Resolving 10,000 Petitions in Hyderabad

Hyderabad is tackling a surge of 10,000 pending petitions across various government departments, impacting public services and infrastructure requests.

Authorities are implementing streamlined processes, deploying additional resources, and enhancing digital tracking systems for quicker resolutions.



Telangana Govt Plans GHMC Expansion to ORR for Better Urban Development

The Telangana government is considering expanding the Greater Hyderabad Municipal Corporation (GHMC) limits up to the Outer Ring Road (ORR). The move aims to improve urban planning, infrastructure, and governance across fast-growing suburban areas. If implemented, the expansion will bring more villages and municipalities under GHMC jurisdiction, ensuring better civic amenities and streamlined administration. The proposal is under review, with further decisions expected soon.



Telangana High Court Halts Plot Allotment in KPHB Auction

The Telangana High Court has ruled that plots in the KPHB auction should not be allotted to the winning bidders. The decision follows legal concerns over the auction process. Authorities have been directed to pause allocations until further review. This verdict impacts several bidders and raises questions about transparency in land auctions.



5.Related News Articles



GHMC Cracks Down on Illegal High-Rise in Jubilee Hills

GHMC Commissioner has ordered the demolition of an illegally constructed 12-storey building in Jubilee Hills. The structure violated building regulations, prompting swift action from authorities. Officials have been instructed to proceed with the demolition to ensure compliance with urban planning laws.

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HYDRAA Takes Shape: A Game-Changer for Hyderabad's Future

The Telangana government is advancing HYDRAA, a key urban development initiative aimed at boosting Hyderabad's infrastructure and connectivity. This strategic move focuses on sustainable urban planning, improving road networks, and enhancing public amenities to accommodate the city's rapid growth.

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HMDA Under Fire for Rezoning Water Body into Residential Zone

A controversy has erupted as HMDA reclassifies a water body into a residential zone, raising concerns over environmental impact and urban planning violations. Experts and activists warn of ecological damage, while officials justify the move as part of city expansion efforts.

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Gachibowli Land Auction Sets New Real Estate Benchmark!

The recent auction of prime land in Gachibowli has fetched record-breaking prices, highlighting the area's growing demand. With its proximity to HITEC City, Financial District, and top IT firms, Gachibowli remains a premier investment destination. The Telangana government's auction aims to boost infrastructure development while reinforcing Hyderabad's position as a global business hub.

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Metro Expansion in Old City: Demolition Begins for Progress!

The long-awaited Hyderabad Metro Rail expansion into the Old City has officially begun with demolition work underway. This marks a major step in improving connectivity, easing congestion, and boosting development in the region. The Telangana government is pushing forward with the project to ensure seamless integration with the existing metro network, enhancing urban mobility for thousands of commuters.

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Smart Choice, Safe Investment: Check Lake Buffer Zones with a Free App!

A new free mobile app is helping Hyderabad residents avoid property risks in lake buffer zones. The app provides real-time information on restricted areas, preventing buyers from unknowingly investing in disputed or flood-prone lands. This initiative ensures safer real estate decisions and promotes sustainable urban planning.

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HYDRAA Takes Action: Prakruthi Resorts Demolished at Devaryamjal

As part of its crackdown on illegal encroachments, HYDRAA has demolished Prakruthi Resorts at Devaryamjal. The action follows violations of land regulations, reinforcing the government's commitment to protecting public lands and maintaining urban planning standards.

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GHMC to Follow SC Guidelines for Demolishing Illegal Buildings

GHMC will now adhere to Supreme Court norms before demolishing illegal buildings in Hyderabad. This ensures a transparent and legally compliant process, giving property owners due notice and hearings before action is taken. The move aims to balance urban regulation with fair legal proceedings while maintaining Hyderabad's planned development.

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End-User Market Returns, Stabilizing Hyderabad Realty Prices

Hyderabad's real estate is shifting from an investor-driven market to an end-user-focused one, leading to stable home prices in 2025. With over 25,000 unsold homes and more expected, developers are adjusting pricing strategies. While demand remains strong in core areas, affordability concerns push buyers towards the suburbs. Experts predict a market correction in six to eight months, making it an opportune time for homebuyers.

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Unlock LRS Benefits: Avail Concessions with Ease!

The Telangana government offers concessions on LRS (Land Regularization Scheme), making it easier for property owners to legalize plots. By fulfilling specific criteria and submitting applications correctly, applicants can reduce penalties and fees. Experts advise early registration to maximize savings and avoid future complications.

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RBI Eases Borrowing: No More Foreclosure Charges!

The Reserve Bank of India (RBI) has proposed zero foreclosure fees on floating-rate loans for individuals and MSMEs. This move aims to enhance financial flexibility, allowing borrowers to prepay or switch lenders without penalties. The guidelines apply to loans up to ₹7.50 crore for MSMEs, ensuring better terms and affordability.

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GHMC Cracks Down on Property Tax Defaulters!

The Greater Hyderabad Municipal Corporation (GHMC) has launched a special drive to recover outstanding property tax dues. Officials are targeting major defaulters and may take strict actions, including seizing properties in extreme cases. The initiative aims to boost revenue for city development and ensure tax compliance. Property owners are urged to clear their dues to avoid penalties.

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Kokapet Trumpet Junction: Enhancing Hyderabad's Connectivity!

The Kokapet Trumpet Junction is set to transform Hyderabad's connectivity and traffic flow, providing seamless access to the Outer Ring Road (ORR). This key infrastructure project will reduce congestion, improve travel time, and enhance accessibility to the rapidly growing Kokapet IT and real estate hub. A major boost for commuters and businesses, the junction is expected to drive further development in the region.

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Hyderabad's Future Growth Unveiled: Mega Master Plan 2050

The Telangana government is set to transform **Hyderabad's urban landscape** with three **new master plans** focusing on:

- **Comprehensive mobility** – Metro expansion, better road networks
- **Economic development** – Boosting industries, job creation
- **Blue & green infrastructure** – Sustainable water & environmental projects

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Hyderabad's Rapid Growth with 'Builds Now' Portal

Telangana is revolutionizing building approvals with the AI & Blockchain-powered 'BuildsNow' portal—cutting approval times from 30 days to just minutes! Lightning-fast approvals – 22 lakh sq. ft. cleared in 4 minutes

- **Augmented Reality** – Preview projects before approval
- **Blockchain Security** – Transparent & tamper-proof records
- **Water Body Mapping** – Prevents illegal constructions
- **AI-Powered Bot** – Instant query resolution

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