



Hi , Can you please do deep research and give the price ranges of plots in Hyderabad Telangana, based on year wise , highway wise and for last 25 years . consider growth factors too

Plot prices in Hyderabad, Telangana, have shown significant appreciation over the last 25 years, driven by IT growth, infrastructure like the ORR and metro expansions, and pharma hubs.^{[1] [2]}

Year-Wise Trends (2001–2025)

Prices started low in early 2000s outskirts (e.g., ₹500–₹2,000/sq. yd in areas like Shadnagar), rising steadily with economic booms. By 2010–2015, core zones hit ₹10,000–₹20,000/sq. yd amid IT influx; 2020 saw 9% YoY growth to ₹20,000–₹50,000/sq. yd averages. In 2025, city-wide averages reached ₹30,000–₹70,000/sq. yd, with 9–15% quarterly surges in suburbs due to limited supply and demand.^{[2] [3] [1]}

Highway Proximity Impact

NH-44 (to Shadnagar): Affordable at ₹1,500–₹18,500/sq. yd, with premium segments near highway at ₹10,000+. ORR-adjacent (e.g., Tellapur, Kollur): ₹15,000–₹35,000/sq. yd, boosted by connectivity. Western corridors (near Gachibowli/HITEC): ₹45,000–₹1.1 lakh/sq. yd in Kokapet/Kondapur, reflecting elite demand.^[1]

Key Area Comparisons (2025 Rates)

Area	Highway/Location	Price Range (₹/sq. yd)	25-Year Growth Notes
Shadnagar	NH-44 South	1,500–18,500	10x+ rise; pharma proximity. ^[1]
Nizampet	Northwest/Outer	45,000–65,000	Metro-driven 9% QoQ. ^[1]
Kondapur	West/HITEC	7,000–30,000+	IT hubs fueled 12–15% YoY. ^{[1] [3]}
Kokapet	Financial District	70,000–1.1 lakh	Luxury; highest appreciation. ^[1]
Tellapur	ORR West	15,000–35,000+	Emerging hotspot, 33%+ recent rise. ^{[1] [2]}

Growth Factors

IT/pharma expansions (e.g., Adibatla, Neopolis) and infrastructure like Metro Phase 2/ORR have driven 3–15% annual hikes, with suburbs outpacing city cores due to affordability and HMDA approvals. Political stability and RERA boosted investor confidence post-2014.^{[4] [5] [2] [1]}

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1. <https://urbanriseopulence.org.in/plot-rates-in-hyderabad-2025-from-shadnagar-to-kondapur-with-price-insights/>
2. <https://ysrealty.co.in/land-prices-in-hyderabad/>
3. <https://telangananewswire.com/hyderabad-property-rate-trends-in-2025/>
4. <https://openplots.net/article/hyderabad-plot-rates-a-comprehensive-guide>
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