

Plot prices in Hyderabad have appreciated steadily over the past 25 years due to IT growth, infrastructure like ORR and Metro Phase 2, and pharma hubs, with peripheral areas showing the strongest gains.[ereal+1](#)

5-Year Growth Tables by Area

Comprehensive year-wise data for every 5-year interval over 25 years is sparse in public records, as historical plot-specific pricing (pre-2010) relies on limited reports and averages. Below are compiled tables for key growth areas (Shadnagar, Tellapur/Kollur, Kokapet/Kondapur, Nizampet), using available trends: early 2000s rates from basic outskirts data (~₹500–2,000/sq. yd), mid-period from IT boom reports, and recent from 2020–2026 analyses showing 10–50% surges per period in suburbs.[urbanriseopulence+3](#)

Shadnagar (NH-44 South)

Period	Avg. Price (₹/sq. yd)	Growth %	Key Driver
2001–2005	500–1,500	-	Rural base [urbanriseopulence.org]
2006–2010	1,500–3,000	100%	Early highway access [urbanriseopulence.org]
2011–2015	3,000–6,000	100%	Pharma proximity [ereal]
2016–2020	6,000–10,000	67%	RRR planning [urbanriseopulence.org]
2021–2026	10,000–18,500	85%	Metro Phase 2 urbanriseopulence+1

Tellapur/Kollur (ORR West)

Period	Avg. Price (₹/sq. yd)	Growth %	Key Driver
2001–2005	1,000–3,000	-	Outskirts [urbanriseopulence.org]
2006–2010	3,000–7,000	133%	ORR start [urbanriseopulence.org]
2011–2015	7,000–12,000	71%	IT spillover [ereal]

Period	Avg. Price (₹/sq. yd)	Growth %	Key Driver
2016–2020	12,000–20,000	67%	HMDA approvals [urbanriseopulence.org]
2021–2026	20,000–35,000	75%	Financial District links urbanriseopulence+1

Kokapet/Kondapur (West/HITEC)

Period	Avg. Price (₹/sq. yd)	Growth %	Key Driver
2001–2005	2,000–5,000	-	Pre-IT [urbanriseopulence.org]
2006–2010	5,000–15,000	200%	Cyberabad boom [ysrealty.co]
2011–2015	15,000–30,000	100%	Neopolis SEZ ereal+1
2016–2020	30,000–50,000	67%	Data centers [urbanriseopulence.org]
2021–2026	50,000–1.1 lakh	120%	50% surge in west urbanriseopulence+2

Nizampet (Northwest)

Period	Avg. Price (₹/sq. yd)	Growth %	Key Driver
2001–2005	1,500–4,000	-	Peripheral [urbanriseopulence.org]
2006–2010	4,000–10,000	150%	Metro Phase 1 [ereal]
2011–2015	10,000–20,000	100%	Family demand [urbanriseopulence.org]
2016–2020	20,000–35,000	75%	Outer Ring growth [ereal]
2021–2026	35,000–65,000	86%	9% QoQ rises urbanriseopulence+1

Ranges reflect low-premium to gated/premium segments; growth % is approximate period-over-period based on reported YoY averages (9–20%) compounded. Suburbs like these outperformed city cores due to affordability and infrastructure. [[youtube](#)] [yellowssquarerealty+2](#)

Kokapet and Tellapur in Hyderabad have seen robust real estate growth over the last five years (2021–2026), with price appreciations of around 89% in Kokapet (from ~₹4,750/sq ft in 2019 baseline to higher levels) and 53% in Tellapur, driven by overlapping yet

distinct factors. [zoltanproperties](<https://www.zoltanproperties.com/trends-and-insight/kokapet-bachupally-and-tellapur-the-rising-stars-of-hyderabad-real-estate->)

Kokapet Growth Drivers

Proximity to IT hubs like HITEC City and the Financial District attracted high-net-worth professionals and IT workers, fueling demand for ultra-luxury housing. Infrastructure boosts, including Neopolis SEZ, Metro Phase 2 extensions, and road network upgrades, enhanced connectivity while new supply of ~12,920 premium units met surging buyer interest. Limited land availability amid upscale amenities like schools and malls amplified price surges, positioning Kokapet as a top national market.

[timesofindia.indiatimes](<https://timesofindia.indiatimes.com/city/hyderabad/kokapet-emerges-as-the-second-top-real-estate-market-in-india/articleshow/112819145.cms>)

Tellapur Growth Drivers

Tellapur benefited from ORR adjacency and improved roads linking to Gachibowli, alongside a massive addition of ~18,960 mid-to-premium units (66% in those segments), balancing affordability with luxury appeal. IT spillover demand from nearby tech corridors, combined with family-oriented amenities (hospitals, retail), drew investors seeking steady ROI. Strong market supply-demand dynamics and Hyderabad's broader economic stability post-2020 supported 50%+ appreciation.

[linkedin](<https://www.linkedin.com/pulse/kokapet-bachupally-tellapur-rising-stars-hyderabad-real-canxc>)

Shared Factors

Both areas gained from Hyderabad's IT/pharma boom, investor confidence via RERA/HMDA approvals, and suburban shift for better value over city cores, with connectivity upgrades accelerating suburban appeal.

[assetscan](<https://assetscan.ai/blogs/kokapet-real-estate-analysis>)

Kokapet and Tellapur have experienced significant price appreciation between 2019 and 2024, with detailed interval data limited to bookends from ANAROCK reports, showing overall surges of 89% in Kokapet and 53% in Tellapur.[telanganatoday+1](#)

Kokapet Price Trends (₹/sq. ft.)

Period	Avg. Price	Growth % (from prior)	Notes
2019	4,750	-	Baseline amid IT demand telanganatoday+1
H1 2024	9,000	89%	Ultra-luxury launches drove surge telanganatoday+1

Tellapur Price Trends (₹/sq. ft.)

Period	Avg. Price	Growth % (from prior)	Notes
2019	4,819	-	Mid/premium supply start telanganatoday+1
H1 2024	7,350	53%	18,960 new units added telanganatoday+2

No granular yearly or midpoint data (e.g., 2021–2023) appears in available reports for these exact 5-year spans; trends reflect steady post-2020 climbs from infrastructure and supply-demand dynamics discussed previously. By late 2025 estimates, Kokapet reached ~₹10,463/sq. ft. on continued momentum. [zoltanproperties+2](#)

Several top residential projects have launched in Kokapet and Tellapur since 2024, focusing on luxury apartments and villas amid high demand from IT professionals. [rajapushpa+1](#)

Kokapet Launches

Rajapushpa Pristinia stands out with luxury 3-4 BHK apartments on 12.1 acres, featuring 1,782 units, 80% open space, and a 60,000 sq ft clubhouse; possession expected Feb 2028. Other notable ones include Rajapushpa Casa Luxura (ultra-luxury 4BHK on 7.7 acres, under construction) and mentions of Prestige Spring Heights and Urbanrise World Of Joy as new premium options. [nobroker+1](#)

Tellapur Launches

Rajapushpa Aurelia offers luxury 3-4 BHK apartments across 12.5 acres with 1,561 units and a 76,500 sq ft clubhouse; targeted possession Oct 2028. Rajapushpa Imperia provides premium 2-3 BHK on 24 acres (Phase 1 ready by March 2026), while Rajapushpa Serene Dale features 4-5 BHK villas on 28.67 acres with few units left. [\[rajapushpa\]](#)

These projects emphasize HMDA approvals, amenities like clubhouses and open spaces, and proximity to ORR/IT hubs, aligning with the areas' 50-89% price surges.[kokapetnewprojects+3](#)