

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Hyderabad Infrastructure Impact Report — Q3 2026

Hyderabad's next big projects — Metro Phase II and the Regional Ring Road — are still at the proposal or approval stage. Kokapet, on a proposed metro route, rose 96% from 2021 to 2025 on our tracker, most of it before the extension was announced. New TG-RERA projects fell to 831 in FY 2024-25.

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Summary

Hyderabad's metro has run since 2017, when Phase I began opening; it was fully open by February 2020. The next wave is still on paper. Metro Phase II was announced in two parts, in November 2024 and June 2025. The Regional Ring Road has approvals for its northern part but no construction start on record.

That makes Hyderabad a test of how prices behave before new infrastructure is built. In Kokapet, on a proposed Phase II route, our average asking price nearly doubled between 2021 and 2025. But most of that rise came before the metro extension was announced, and the yearly rise has slowed since.

Everything here comes from official project releases, our price tracker, TG-RERA lists and Telangana's registration data. Nothing is a forecast.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

- 1 Of the 5 projects we follow in and around Hyderabad, 1 is fully open and 4 still at the approval or proposal stage.
- 2 Hyderabad Metro Phase I opened in stages from 29 November 2017 and was fully open by 7 February 2020. Metro Phase II (A) was announced on 4 November 2024 and Phase II (B) on 21 June 2025; neither has a construction start on record.
- 3 Only Hyderabad Metro Phase I (three lines) has both an official construction start and an opening on record: it took 5.4 years from the start of work to the first opening.
- 4 None of these projects has an official delay statement or revised target date on record.
- 5 Kokapet's average asking price on our tracker went from ₹5,600 per sq ft in 2021 to ₹11,000 in 2025, up 96%. Nearby infrastructure: Metro Phase II (A), proposed and first announced on 4 November 2024.
- 6 In 2024, 4,33,582 documents were registered in the three districts that make up most of Hyderabad. Rangareddy had 2,25,437, Medchal-Malkajgiri 1,45,809 and Hyderabad district 62,336. That was 8% fewer than in 2022.

7 Across Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad district, builders registered 831 new projects with TG-RERA in FY 2024-25, against 1,290 in FY 2023-24 (–36%). The busiest financial year in this window was FY 2023-24, with 1,290.

8 Across Hyderabad, the average asking price on our tracker is ₹9,800 per sq ft, up 92% in five years.

Key numbers

PROJECTS FOLLOWED

5

metro and Regional Ring Road

OPEN

I

Metro Phase I, fully open 29 November 2017

APPROVED OR PROPOSED

4

no construction start on record

KOKAPET PRICE CHANGE

96%

2021–2025, our tracker

NEW TG-RERA PROJECTS, FY 2024-25

831

four Hyderabad districts · –36%

DOCUMENTS REGISTERED, 2024

4,33,582

three districts · –8% on 2022

What this report measures

Announcements of new metro lines and ring roads often move property prices before anything is built. This report sets Hyderabad’s infrastructure projects beside the data we hold on prices and new supply.

We follow 5 projects — Hyderabad Metro Phase I, the proposed Phase II (A and B) and the two halves of the Regional Ring Road — from the dates official sources give. We set them beside our price tracker, new TG-RERA projects and property registrations.

Hyderabad's infrastructure pipeline

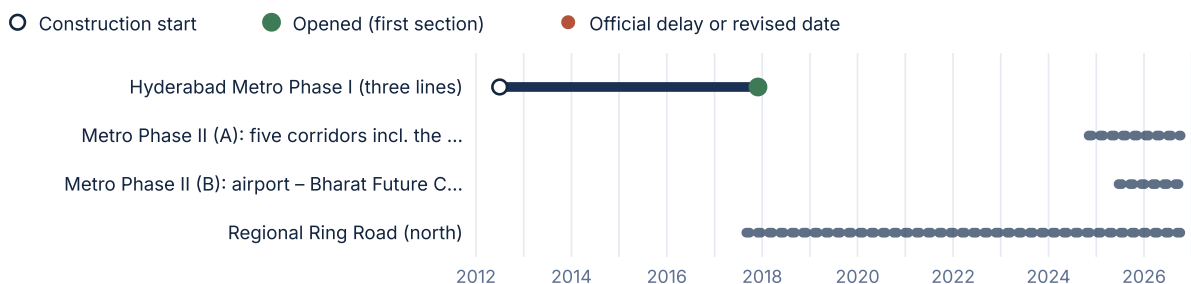
Of the 5 projects we follow in and around Hyderabad, 1 is fully open and 4 still at the approval or proposal stage.

- **Open:** Hyderabad Metro Phase I (three lines).
- **Approved or proposed:** Metro Phase II (A): five corridors incl. the airport, Metro Phase II (B): airport – Bharat Future City and north, Regional Ring Road (north) and Regional Ring Road (south).

Nothing on this list is under construction yet. Until a construction start is on record, opening dates are only targets.

Hyderabad infrastructure: from approval to opening

Each bar runs from the official construction start — or, where none is recorded, the first announcement or approval — to the first opening; a dotted bar is not yet open. Red dots are official delay statements or revised target dates. Projects with no dated milestone on record are in the table only.



Source: official project releases (PIB, state governments, metro and road authorities) · Property Nivesh Research

How long projects take, and how often dates slip

Only Hyderabad Metro Phase I (three lines) has both an official construction start and an opening on record: it took 5.4 years from the start of work to the first opening.

None of these projects has an official delay statement or revised target date on record.

Because the new projects have not started, there are no delays on record yet. The table at the end lists every dated milestone we hold.

Kokapet: prices on a proposed metro route

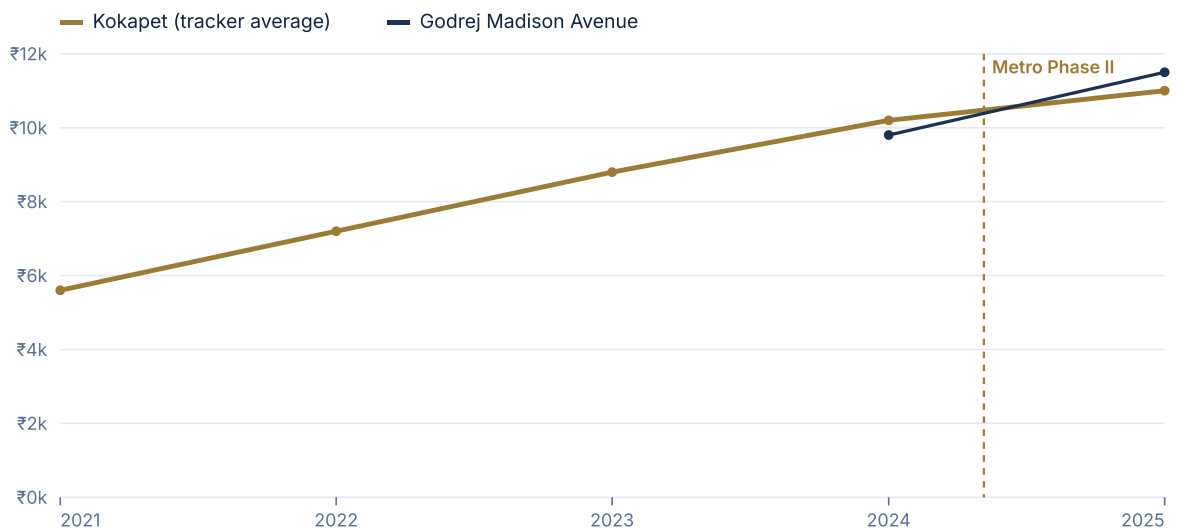
Kokapet's average asking price on our tracker went from ₹5,600 per sq ft in 2021 to ₹11,000 in 2025, up 96%. Nearby infrastructure: Metro Phase II (A), proposed and first announced on 4 November 2024.

Kokapet's yearly rise was biggest in 2022 (about 29%) and 2023 (about 22%), before Metro Phase II (A) was announced in November 2024. It slowed to about 8% in 2025. Prices on a proposed route can rise on expectations alone, and fall back if a plan changes.

These figures show timing, not cause. Prices in a locality also move with jobs, new supply, interest rates and the wider market.

Kokapet: price per sq ft and the infrastructure that serves it, 2021–2025

Yearly average asking price per square foot from the Property Nivesh price tracker, with projects in the locality that have a price history on our pages. Dashed rules mark the first opening of each project serving the locality (or its announcement, if it is still on paper). The chart shows timing only; it does not show that the infrastructure caused the change.



Source: Property Nivesh price tracker; official project releases · Property Nivesh Research

New projects registered with RERA in Hyderabad

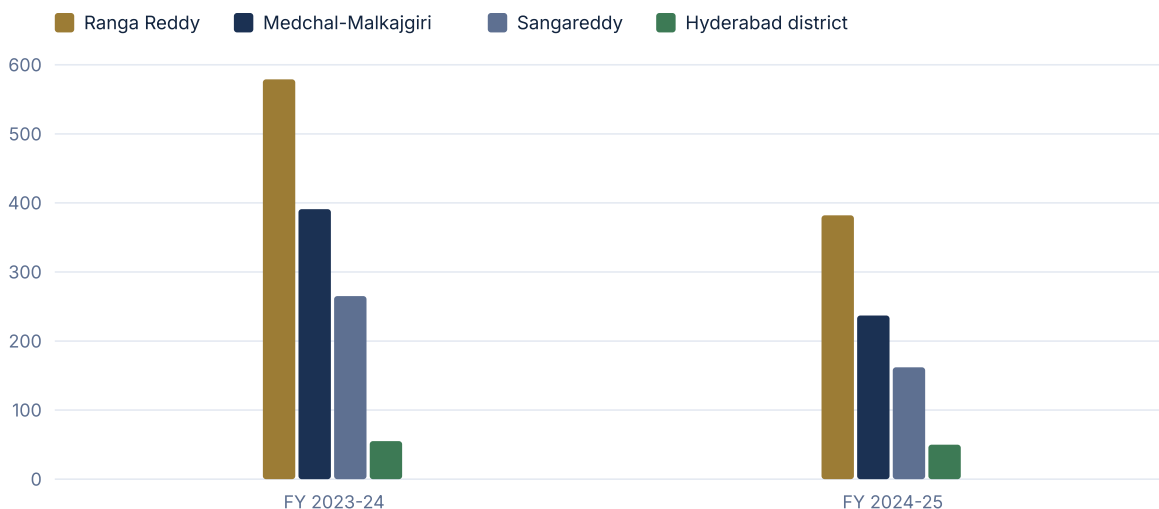
New projects tend to follow new roads and metro lines, and builders must register each one with RERA before selling it.

Across Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad district, builders registered 831 new projects with TG-RERA in FY 2024-25, against 1,290 in FY 2023-24 (–36%). The busiest financial year in this window was FY 2023-24, with 1,290.

Ranga Reddy, which includes Kokapet, accounted for 46% of the new projects in FY 2024-25.

New RERA projects in Hyderabad, FY 2023-24 – FY 2024-25

New real-estate projects registered with TG-RERA each financial year (April–March), as the authority publishes them, by district.



Source: RERA registered-project lists · analysis: Property Nivesh Research

How to use this report

- **Check the status, not the announcement.** A line that is “approved” or “proposed” may be years from opening. Look for a construction start on record.
- **Allow for delays.** 0 of the 5 projects here have had an official delay or a revised date.
- **Walk the last mile.** A station 2 km away is not the same as one at the gate.
- **Compare prices on the same basis** — carpet, built-up or super area.

For prices across Hyderabad, see our Hyderabad Property Price Report. This report does not forecast prices or recommend buying or selling any property.

Data tables

Hyderabad infrastructure from official milestones

First announcement or approval, construction start (or foundation stone), first opening and the number of official delay statements or revised target dates on record. — = no dated record.

Project	Status	First announced or approved	Construction start	First opened	Date revisions
Hyderabad Metro Phase I (three lines)	Open	—	Jul 2012	29 Nov 2017	0
Metro Phase II (A): five corridors incl. the airport	Proposed	4 Nov 2024	—	—	0
Metro Phase II (B): airport – Bharat Future City and north	Proposed	21 Jun 2025	—	—	0
Regional Ring Road (north)	Proposed	1 Sep 2017	—	—	0
Regional Ring Road (south)	Proposed	—	—	—	0

Hyderabad price history: average asking price per sq ft by year

Property Nivesh price tracker (localities) and project pages (projects). — = no figure for that year. Change = first to last year shown.

Locality or project	2021	2022	2023	2024	2025	Change
Kokapet	₹5,600	₹7,200	₹8,800	₹10,200	₹11,000	+96%

New RERA projects in Hyderabad by financial year

Financial years (April–March) as the RERA authority publishes them.

District	FY 2023-24	FY 2024-25
Ranga Reddy (TG-RERA)	579	382
Medchal-Malkajgiri (TG-RERA)	391	237
Sangareddy (TG-RERA)	265	162
Hyderabad district (TG-RERA)	55	50
All	1,290	831

Methodology

Infrastructure. Dated milestones — announcement, approval, foundation stone, construction start, openings, official delay statements and revised target dates — from government and project-authority releases (dataset version 1.0). A project's status is the latest the authority has stated. Build time runs from the official construction start (or foundation stone) to the first opening.

Property Nivesh price tracker. Average asking price per square foot for each city and locality we track, a yearly history (the last five years shown), the change in that average over five years, and the gross rental yield (a year's rent as a share of the price). Averages come from the projects and listings we follow; they are asking prices, not registered sale prices.

Project pages. Starting prices, price ranges, prices per square foot and flat configurations as listed on our project pages, which record what the developer published or what the reports cited on each page say. Flat sizes are counted only where a configuration is one size (2 BHK, not "2 & 3 BHK"); villas, plots, penthouses and duplexes are left out of the flat tables. A median is the middle value: half the listings start below it and half above.

RERA. New real-estate projects registered with the state RERA authority, counted from its registered-project lists by registration date. Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad districts, by financial year (two years available).

Editions. Updated every quarter at this address; each edition is kept as a PDF.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Official project releases — Press Information Bureau, ministries, state governments, metro rail corporations, road and development authorities.
- Property Nivesh — price tracker and project pages.

- Telangana Real Estate Regulatory Authority (TG-RERA) — new project registrations by district, FY 2023-24 and FY 2024-25.

Limitations

- We follow the projects listed here, not every road or line in the city.
- A milestone is recorded only when an official source dates it. Projects with no dated record appear in the table but not the chart.
- Tracker prices are asking prices, not registered sale prices, and our locality coverage in this city is small.
- Price changes near a project show timing only. They do not prove the project caused them.
- TG-RERA figures cover two financial years, and Telangana's open registration data ends in 2024.

Frequently asked questions

When will Hyderabad Metro Phase 2 be built? ✕

Our records show Phase II (A) announced in November 2024 and Phase II (B) in June 2025, but no construction start yet. Until work starts, any opening date is only a target.

Has the metro plan raised Kokapet property prices? ✕

Kokapet's average asking price rose 96% from 2021 to 2025 on our tracker, but the fastest rises came before Phase II was announced. The data shows timing, not cause.

What is the status of the Hyderabad Regional Ring Road? ✕

The northern part has approvals on record (March 2025 and April 2026) but no construction start. The southern part has no dated milestone in our records yet.

How often is this report updated? ✕

Every quarter. Each edition is kept as a PDF at a permanent address.

Cite this research

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REFERENCE (APA STYLE)

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SOURCE LINE

Source: Property Nivesh Research analysis of official project milestones, the Property Nivesh price tracker, TG-RERA registrations – “Hyderabad Infrastructure Impact Report – Q3 2026” (updated 11 October 2026), <https://propertynivesh.in/research/infrastructure-impact-reports/hyderabad>

HTML LINK

`<a href="https://propertynivesh.in/research/infrastructure-impact-reports/hyderabad">Hyderabad Infrastructure Impact Report – Q3 2026 – PropertyNivesh.in Research</a>`

Version history. Report v1.0 (2026-10-11): First publication. · Infrastructure projects and their official milestones v1.0 (2026-10-09): First release: 110 projects, 310 dated milestones. · Property Nivesh price tracker and project prices by city v1.0 (2026-10-11): First release: 17 cities, 10 localities, 204 projects (79 priced). · New RERA project registrations v1.0 (2026-10-09): First release: 1087 HRERA Gurugram registrations (to 2026-09-14), 2277 district counts from 9 RERA authorities. · Property registrations — Mumbai (index) and Hyderabad districts v1.0 (2026-10-11): First release: Mumbai to 2026-09 (index, base 2021); Hyderabad 3 districts, complete years 2022, 2023, 2024.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.